



Attractive beautifully presented five bed family home

1 Old Mill Court, Biddenden, Kent TN27 8DD

Freehold



Sitting Room • Study • Kitchen/Breakfast Room • Utility and Cloakrooms • Five Bedrooms • Two Bathrooms (One En Suite) • Garden, Double Garage and Parking • Cranbrook School Catchment 2020

Local information

The charming village of Biddenden has various amenities, including a Michelin star restaurant, Post Office, grocery shop, tea rooms, hairdresser and squash, tennis and football clubs. More extensive shopping can be found in Cranbrook, Tenterden and Tunbridge Wells with excellent shopping, restaurants, cinema and leisure complex.

Fast and frequent services run to London Bridge, Waterloo East and Charing Cross from Headcorn or Staplehurst stations. There is a high speed train service from Ashford to London St Pancras in about 37 minutes.

There is an excellent range of schools in the area in both the state and private sectors at primary and secondary levels.

The M25 via the A21 can be accessed at J5 and the M20 via J8, providing links to Gatwick and Heathrow airports and other motorways.

About this property

1 Old Mill Court is part of a small residential development of traditional attractive Kentish-style properties built by Jarvis Homes in 2005 in the centre of the popular village of Biddenden.

This beautifully presented five bedroom home offers ideal family accommodation comprising;

An entrance hall with slate flooring, staircase rising to the first floor and cupboard housing

a central vacuum system. A sitting room enjoying a dual aspect and featuring an inset gas fire and French doors to the garden, there is an adjoining study also with direct garden access.

A kitchen/breakfast room, refitted in 2017, has an extensive range of cupboards and space for various freestanding appliances. Karndean flooring continues through to the utility room with space for white goods.

Five attractive double bedrooms are served by two bath/shower rooms, one being en suite to the master bedroom.

The level lawned garden with central lavender edged path, wraps around to two sides, enclosed by laurel, privet and beech hedging and some close board fencing. A generous paved terrace ideal for al-fresco dining.

There is parking for a number of cars and access to an integral double garage via an electric up and over door. There is also a flexible workshop area within the garage.

Tenure

Freehold

Local Authority

Ashford Borough Council

EPC rating = C

Viewing

Strictly by appointment with Savills





1 Old Mill Court, Biddenden, Kent TN27 8DD

Gross internal area (approx) 178.4 sq m / 1,920 sq ft

Outbuildings 29.1 sq m / 313 sq ft

Total 207.5 sq m / 2,233 sq ft



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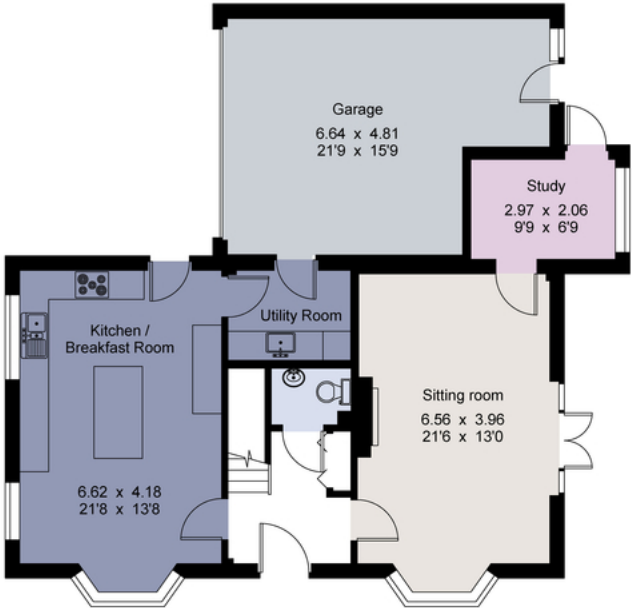
David Sercombe

Savills Cranbrook

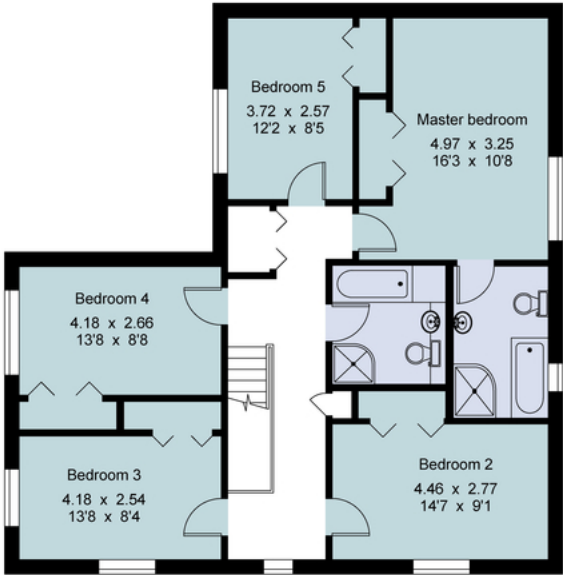
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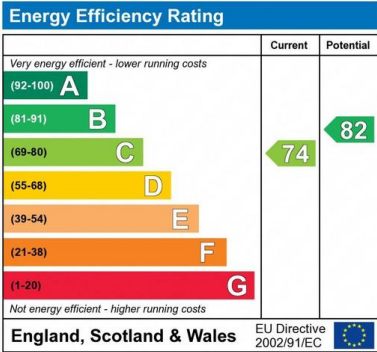


Ground floor



First Floor

For identification only - Not to scale
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