





## 23 High Street, Biddenden, Kent TN27 8AL

By Auction £170,000

For Sale by Auction - starting bids £170,000

A stylishly-appointed Grade II listed, village cottage offering an exciting residential proposition, either as a unique and cosy home or as a lucrative rental / holiday let. This enchanting 1-bedroom property sits in the heart of the sought after Kentish village of Biddenden and has been refurbished to a very high standard.

### Description cont...

The accommodation comprises on the ground floor; Original beamed sitting room with and exposed brick walls, new wooden flooring and a charming brick feature fire place, with scope to install a woodburner.

An impressive kitchen / breakfast room fitted with new stone flooring and painted wooden kitchen units, complete with a Butlers sink and a portable central island, the large electric range cooker is available to purchase by separate negotiation – POA.

Ground floor delightful bathroom with tiled flooring and a painted beamed ceiling.

A free standing oval 'egg style' bath and wash hand basin on a timber vanity unit.

On the first floor; one large double bedroom with pretty views of the historic high street.

The exterior includes a small yet attractive rear courtyard, ideal for meals alfresco and importantly, there is one allocated off street driveway parking space to the rear of the property – additional parking is readily available on the street and a small free public car park.

Services: Mains Electricity, Mains Water, Mains Drainage

Council Tax: Ashford Borough Council

For Sale By Auction: Freehold

### Location

The property sits in the heart of picturesque Biddenden village, where there are various amenities, including a Post Office, general store, a restaurant, tea rooms and hairdresser. More comprehensive shopping can be found in Tenterden and Cranbrook which are about 3.5 miles and 5.2 miles away. Tunbridge Wells (19 miles) has excellent shopping, restaurants, boutiques, cinema and leisure bowling complex.

Mainline rail services to London run from Headcorn (6.2 miles) or Staplehurst (9.2 miles), with a high speed train service from Ashford to London St Pancras in about 37 minutes.

The property is situated within Cranbrook School catchment (2024). There is an excellent range of schools in the area in both the state and private sectors at primary and secondary level. Primary schools include John Mayne in Biddenden, Benenden and Sissinghurst. Local comprehensive schools include Homewood School in Tenterden and there are various private schools including Dulwich Preparatory School in Cranbrook, Saint Ronans and Marlborough House in Hawkhurst and Benenden Girls School.

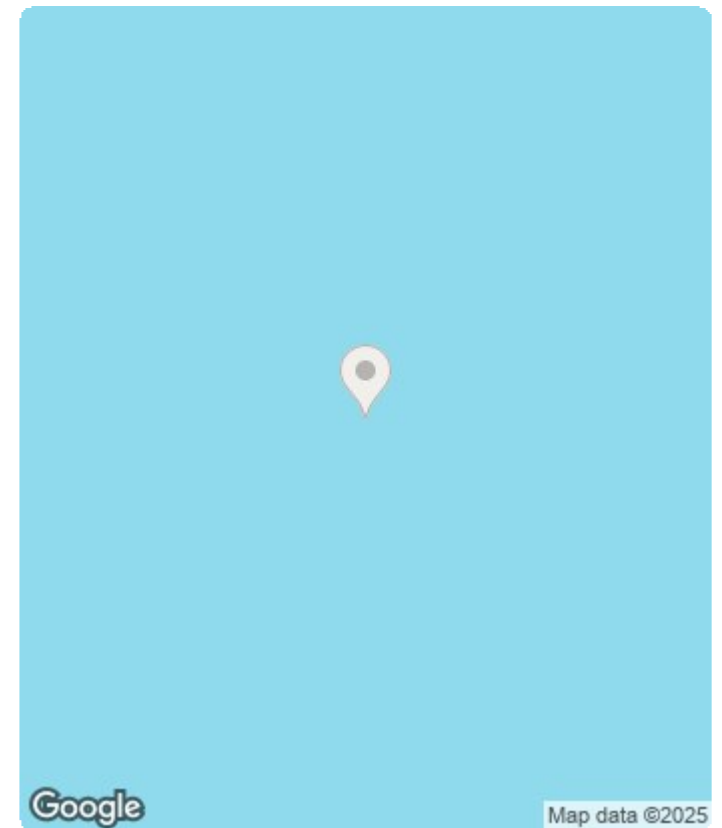
Motorway links: The M25 via the A21

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

\*All mileages and journey times are approximate.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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