



Sideline, 2 Headcorn Road,  
Biddenden, Kent TN27 8JA



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**Guide Price £450,000**

Offering a perfect blend of period charm, comfort and country living is this delightful semi-detached two-bedroom Grade II Listed cottage with large attractive gardens and situated on the outskirts of the historic Wealden village of Biddenden.

Internally, this delightful cottage offers an abundance of period features which add to the overall appeal including exposed beams and timbers, latch doors with a wonderful inglenook fireplace in the sitting room. The property stands in large, well-tended garden mainly laid to lawn featuring mature trees, plants and flower beds with several useful outbuildings and to the front a drive provides off road parking leading to a detached single garage.

Biddenden offers many local amenities including a primary school, village hall, shop, public house, sports clubs and for country lovers the Millennium Field nature and conservation area. For travel to London, Headcorn main line station is only a short drive with regular services to Charing Cross and the property also falls in the favoured Cranbrook School catchment area.

- Delightful two double bedroom Grade II Listed cottage
- Wonderful, large well-tended gardens to the front and rear
- Sitting Room with beautiful inglenook fireplace
- Wealth of charm and character throughout
- Driveway providing parking and single garage
- Set on the outskirts of the historic village of Biddenden
- Cranbrook School Catchment Area
- Short drive to Headcorn and it's main line station
- No onwads chain. Potential to extend subject to planning consent

**SITUATION** This cottage is on the outskirts of this popular village which features the ancient All Saints Parish Church in the heart of the village which believed to date back to Tudor times steeped in history and famous for the story of the Biddenden Maids, it offers local facilities including a post office, local village store, tearooms, public house, primary school, various sporting clubs, ancient church and Michelin starred restaurant. More comprehensive amenities can be found in the towns of Tenterden and Cranbrook (both less than a 10-minute drive). In addition, the property is just a short distance from the renowned Chart Hills Golf course, Biddenden Vineyards and Benenden Hospital. Headcorn station (about 4 miles) offers services to London (just over 1 hour) and also links to Ashford with its high speed service to St Pancras (37 minutes). The area has excellent schools at all levels in both the state and independent sectors and is within the sought after Cranbrook School Catchment Area.

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**The accommodation comprises the following with approximate dimensions:** SITTING ROOM 23'2 x 11'11. The front door opens to this welcoming sitting room with its beautiful inglenook fireplace with brick surround, bressummer beam and exposed timbers, this generous room exudes character and warmth and is an ideal for family living and cosy winter evenings. There are two large windows overlooking the front garden and staircase leading to the first floor. Latch door to:

**KITCHEN / BREAKFAST ROOM** 15'6 x 10'2. A light and bright kitchen with worksurfaces with inset sink unit and drainer, wall and base cupboards with drawers. Part tiled walls / splashbacks. Oil fired Rayburn for central heating. Fitted oven and hob and space for a washing machine and dishwasher. Room for dining table and chairs. Window to the side and rear garden and part glazed stable door opening to terrace and garden.

**SHOWER ROOM** Fitted with a modern suite shower cubicle, wash hand basin and w.c. Tiled walls.

**FIRST FLOOR** Landing Doors to :

**BEDROOM 1** 15'7 x 12'3. A good size double bedroom with window to the front and useful built-in cupboards.

**BEDROOM 2** 12'3 x 9'6. Window to the front and built in storage cupboard.

**OUTSIDE** A special feature of the cottage are the wonderful large gardens to the front and rear mainly laid to lawn with an abundance of flowering plants and shrubs with mature trees and hedging. There is a extensive terrace to the rear making the perfect place for al fresco dining, relax and entertain.

To the front there is area of lawned garden with driveway providing off road parking leading to the single detached garage with useful outbuildings including greenhouse and three garden sheds.

**SERVICES** Mains water, electricity and drainage. Oil central heating via the Rayburn.

Local Authority: Ashford Borough Council

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## GROUND FLOOR



## FIRST FLOOR













