

Warner Gray



8 Shuttle Close, Biddenden, Kent TN27 8AX

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Offers in excess of £575,000

This 4 bedroom / 2 bathroom home with parking, single garage and south facing garden, is in a tucked away position within walking distance of the centre of this pretty village.

This attractive detached home offers just under 1,500 sq. ft of spacious, versatile accommodation, ideal for a wide range of buyers, from families to couples or down sizers who enjoy welcoming guests or need the flexibility to "lock up and leave" with ease. Beautifully presented with triple glazing throughout, the property features a generous open-plan sitting and dining room, filled with natural light and complete with a wood-burner and French doors opening to the garden. The contemporary kitchen has been thoughtfully designed, providing a stylish breakfast bar and study nook. A large cloakroom, family bathroom and four well-proportioned bedrooms complete the accommodation, including a superb principal suite with an en-suite bathroom and a wonderful walk-in wardrobe.

Outside, the home offers excellent parking: a driveway for two vehicles in front of the link-attached single garage, plus an additional allocated space. To the rear, a south-facing garden with large patio area provides an inviting spot to entertain, relax and unwind.

Despite its peaceful position in a secluded cul-de-sac, the property is only a short walk from the village's amenities and beautiful countryside footpaths, one of the many reasons this location is so sought after.

Headcorn mainline station and the vibrant towns of Tenterden and Cranbrook, with their superb independent shops and amenities, are also just a short drive away. This property also benefits from being within the sought after Cranbrook School Catchment Area (CSCA).

- Substantial detached 4 bedroom / 2 bathroom modern home
- Just under 1,500 sq ft of versatile living accommodation
- Surprisingly large enclosed, private, south facing garden
- Link-attached single Garage / Off-street parking for 3 cars
- Tucked away location towards end of popular private cul-de-sac
- Perfect for couples, families, & those looking to "Lock up & Leave"
- Walking distance of all village amenities / Countryside walks
- Wide choice of local schools including Grammars / CSCA
- Headcorn Station 4 miles / High speed rail link at Ashford
- Towns of Tenterden and Cranbrook 5 & 6 miles distant

SITUATION: 8 Shuttle Close is in a lovely tucked away location within walking distance of the pretty Wealden village of Biddenden, offering good 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 bustling towns of Tenterden and Cranbrook (both less than a 10 -minute drive away). In addition, the property is located just a short distance from the renowned Chart Hills Golf course, Biddenden Vineyards and Benenden Hospital. Headcorn station offers regular 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 (CSCA).

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The property comprises the following with approximate dimensions:

The front door opens into a welcoming **ENTRANCE HALL** that forms the centre of this home. A solid oak parquet floor that flows through to the sitting / dining room is a practical, but beautiful choice. Stairs to first floor. Large built-in under stairs cupboard.

CLOAKROOM A generous cloakroom with wash basin and a low-level w.c.

KITCHEN / BREAKFAST ROOM 22'5 x 9'6. The beautifully appointed kitchen is finished to a high specification, featuring a stylish breakfast bar that subtly defines the space while providing a handy spot for casual meals or a dedicated study area.

Sleek contemporary units, deep drawers and ample worktops create a fresh, modern feel. Premium appliances include twin Bosch built-in electric ovens with warming drawers, a five-ring induction hob with extractor, and integrated dishwasher, washing machine and dryer. There is also space for an American-style fridge-freezer, and the inset one-and-a-half bowl sink completes this well-planned layout. A door opens directly onto the driveway for added convenience.

SITTING / DINING ROOM 22'11 x 22'5. This generous double-aspect room, with its patio doors opening onto the rear garden and welcoming fireplace with multi-fuel burner, offers an inviting setting for every part of daily living. Bathed in natural light and seamlessly connected to the outdoors, it's a space where you can sink into a cosy armchair by the fire, enjoy lingering family meals, or throw open the doors for effortless indoor-outdoor entertaining.

Stairs lead to a spacious **FIRST FLOOR LANDING** with loft hatch and built-in airing cupboard with hot water cylinder.

BEDROOM 1 / EN-SUITE BATHROOM 16'4 x 12'0. This comfortable bedroom, featuring a roomy walk-in wardrobe and a well-sized en-suite with claw foot bath and separate shower, provides a calm and pleasant space to rest and unwind. NB: Dimensions are for bedroom only.

BEDROOM 2 12'0 x 11'6. A good size double bedroom with plentiful built-in storage and window to the front.

BEDROOM 3 11'6 x 10'. Double bedroom with views over the rear garden.

BEDROOM 4 12' x 8'6. A good size fourth bedroom which would also make a good study, home office or hobby room.

FAMILY SHOWER ROOM 8'6 x 6'6. Comprising: glass screened walk-in shower; vanity unit with counter top basin and storage below; and WC.

OUTSIDE

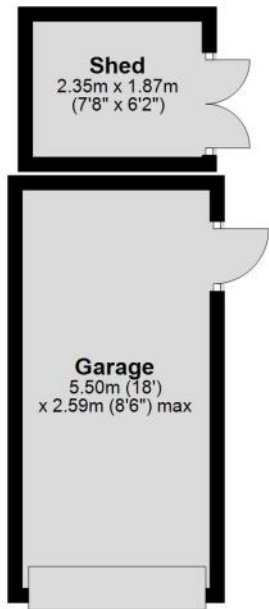
At the front of the property, a neat lawn and ornamental trees frame the brick-pillared, open porch, creating an attractive first impression. To the side, a private driveway offers parking for two vehicles in front of the link-attached single garage, while a further allocated space sits on the opposite side of the house.

The south-facing rear garden is a delightful surprise — larger than expected and wrapping around two sides of the property. A generous terrace provides an ideal spot for family barbecues and outdoor entertaining, while the lawned area offers plenty of space for children and pets to enjoy. The garden is wonderfully private and not overlooked, with mature planting along the boundaries adding to the sense of seclusion. A side door leads directly into the garage, which includes a useful shed area at the back.

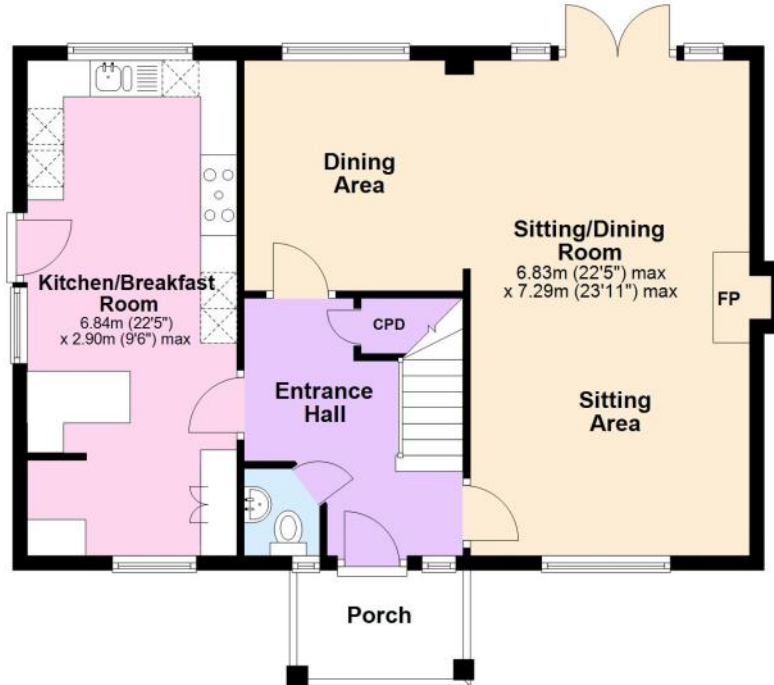
SERVICES Mains: water, electricity, gas and drainage.
EPC Rating: C. Local Authority: Ashford Borough Council.
Council Tax Band: F. LOCATION FINDER : what3words: /// crackling.slipping.charging



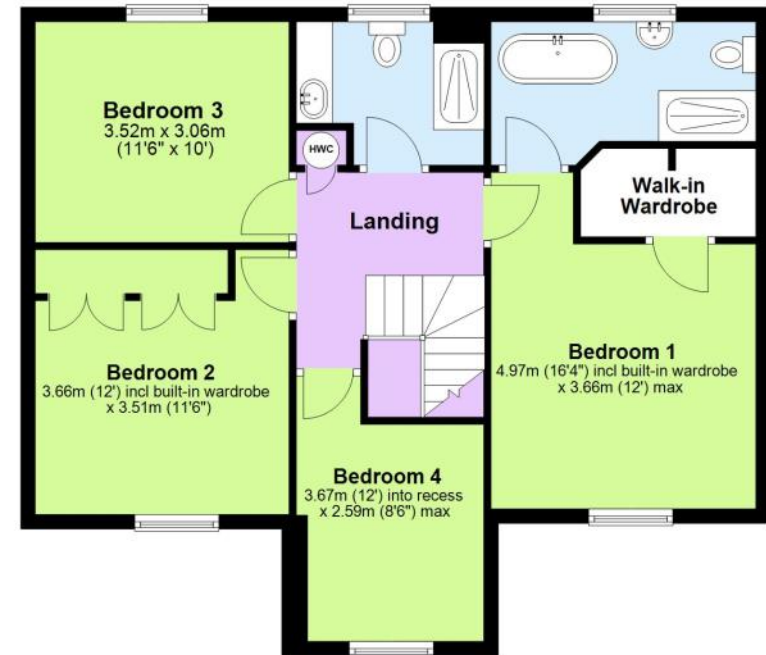
Outbuildings
Approx. 18.6 sq. metres (200.6 sq. feet)



Ground Floor
Approx. 66.0 sq. metres (709.9 sq. feet)



First Floor
Approx. 72.0 sq. metres (775.5 sq. feet)



Total area: approx. 156.6 sq. metres (1686.1 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property.

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