



**2 Ibornden Oast,
Biddenden, Kent TN27 8LG**

**2 Ibornden Oast,
Frittenden Road, Biddenden, Kent TN27 8LG
Guide Price : £695,000**

A beautiful Grade II listed four Bedroom property forming the central part of this most impressive Kentish oast conversion offering spacious, light and airy accommodation full of character arranged over three floors. The property stands in attractive, good size gardens adjoining open fields to rear and benefitting room off road parking. Situated in a delightful rural location on the fringes of the historic village of Biddenden village, and only approximately 6.5 miles from both the Wealden towns of Cranbrook and Tenterden.

- **Wonderful attached 4 bedroom oast conversion**
- **Grade II Listed being of historical and architectural interest**
- **Versatile accommodation including a 24' first floor sitting room**
- **Well stocked gardens adjoining fields**
- **Desirable location on the outskirts of Biddenden village**
- **Cranbrook School catchment area**
- **Many rural walks to be found in the surrounding countryside**
- **Easy reach of the main line station at Headcorn**

SITUATION The historic Wealden village of Biddenden has a picturesque High Street with many timbered Flemish weavers cottages and ancient 13th Century church, together with good local facilities including general store, Post Office, well regarded primary school, Michelin star restaurant, public house, tea rooms, park, tennis/squash/bowling club, village hall and award winning vineyard.

More comprehensive facilities may be found in the nearby Wealden towns of Tenterden and Cranbrook (both about 5 miles). For education there is an excellent choice of both state/private schools (including grammar) in the area, with the property falling within the sought after Cranbrook School catchment area. For travel by rail nearby Headcorn station offers regular services to London in approximately 1 hour and links to Ashford (with high speed service to St Pancras 37 minutes).

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD
01580766044 email: info@warnergray.co.uk

WarnerGray



The property forms the centre part of this charming oast conversion, enjoying superb rural views from the upper levels,. Internally the property is well presented, with accommodation arranged over 3 floors including a 24'10 Sitting Room on the first floor. A brief description with approximate dimensions is as follows:

ENTRANCE LOBBY (8'4 x 6'6) with full height windows, Cloakroom (W.C.) off and attractive slate tile floor which continues through reclaimed timber double doors into the **ENTRANCE HALL** (9'3 x 8'10) with staircase to first floor.

KITCHEN / DINING ROOM 24' 9" x 11' 2" (7.54m x 3.4m) Double aspect room with full height windows to front and door to rear garden. Kitchen fitted with white glossy lacquer base/wall units set under granite worktops, breakfast bar area, space for fridge / freezer and eye level double oven leaving space for further appliances.

STUDY / FAMILY ROOM 11' 11" x 6' 9" (3.63m x 2.06m) Slate tile flooring and rear window.

FIRST FLOOR SITTING ROOM 24' 10" x 12' 1" (7.57m x 3.68m) Double aspect with feature 'chimney breast' and lovely rural views.

BEDROOM / RECEPTION ROOM 12' 1" x 8' 10" (3.68m x 2.69m) Window to front.

FAMILY BATHROOM 12' 0" x 8' 7" (3.66m x 2.62m) Modern white fittings which comprise double ended bath with shower hose, separate shower, hand basin and W.C. with airing cupboard off.

SECOND FLOOR LANDING

MASTER BEDROOM 15' 10" x 10' 1" (4.83m x 3.07m) With ample built in storage, superb rural views and door to the 'jack and jill' **EN-SUITE SHOWER ROOM** 10' 9" x 8' 8" (3.28m x 2.64m) Double shower cubicle, low level w.c. and wash hand basin. Window to the rear. Door to the landing.

BEDROOM 12' 2" x 8' 11" (3.71m x 2.72m) Double room with rural views to front.

BEDROOM 12' 1" x 8' 9" (3.68m x 2.67m) Double room with rural views to front.

OUTSIDE The property is set well back from the lane, approached via gravel drive with ample space for off road parking which includes a separate piece of land (fenced off) which could offer potential for garage (subject to usual planning permissions) and adjacent area which houses LPG gas and timber shed.

The attractive rear gardens are well stocked, with generous terrace adjacent to the oast, leading through a honeysuckle covered arch through to good size lawn with tree/hedge/shrub borders, adjoining open fields to far end.

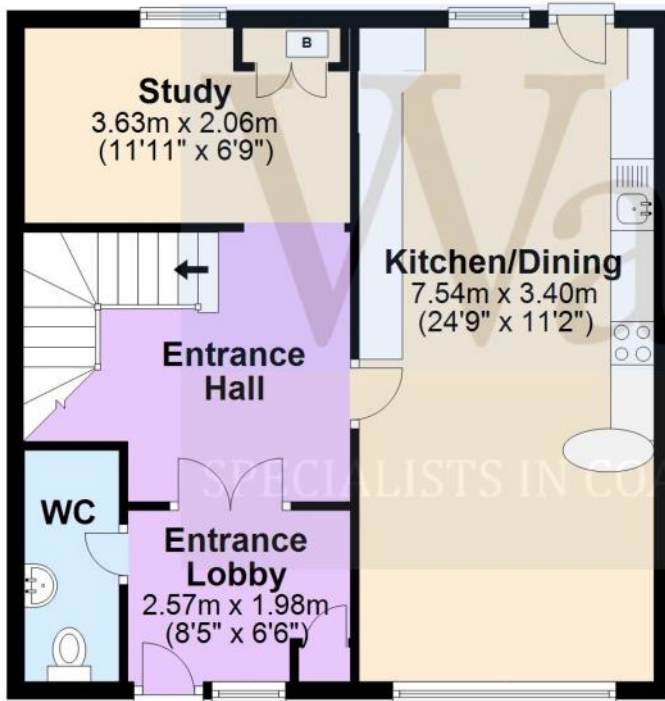
SERVICES Mains water and electricity with private drainage (shared) and LPG gas central heating.

Viewing by appointment through WarnerGray 01580 766044



Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



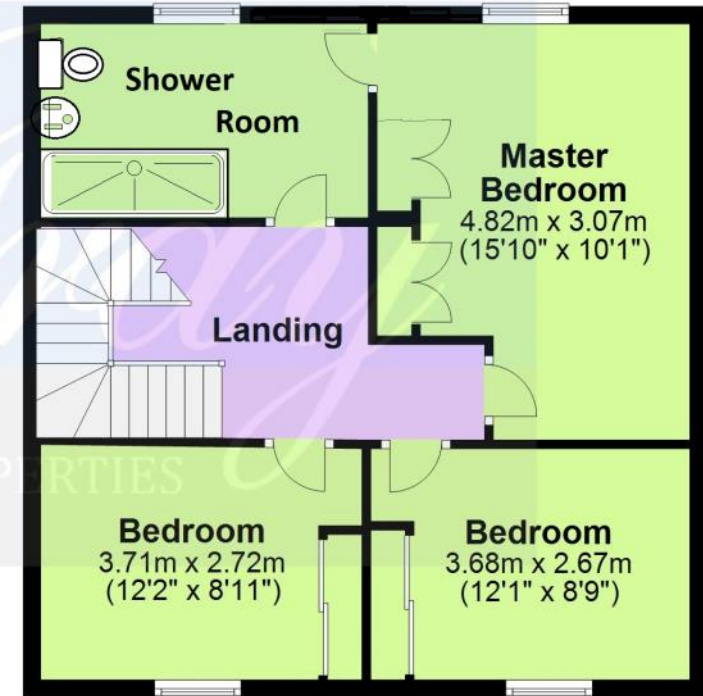
First Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Second Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



Total area: approx. 159.3 sq. metres (1714.5 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. 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 this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.





