

**Barnside,  
Sissinghurst Road, Biddenden, Kent TN27 8EX**

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**Guide Price : £1,125,000**

**Incredibly spacious and versatile 5 double bedroom family home on a large plot near Biddenden, with circa 3,665 sq ft of accommodation, extensive gardens, gated parking and Cranbrook School catchment.**

**Nestled in a secluded semi-rural setting on the edge of the picturesque village of Biddenden, this exceptionally spacious five double-bedroom family home occupies a generous plot and enjoys the perfect balance of countryside living and convenience. The charming Wealden towns of Cranbrook and Tenterden are both just a short drive away.**

**A much-loved family home for over 40 years, this property has been thoughtfully and substantially extended during that time to create an impressive and highly versatile residence. Offering approximately 3,665 sq ft of light filled accommodation, there is an abundance of flexible living space, ideally suited to modern family life, multi-generational living, or those seeking a home that can comfortably accommodate accessibility needs.**

**The extensive level gardens, which extend to circa 0.7 of an acre (unmeasured), wrap around the house, creating a wonderful sense of space and privacy, while a large gated driveway provides parking for numerous vehicles. A timber garage is already in place and, given the size of the plot, there is exciting potential for further garaging, workshops or outbuildings, subject to the necessary planning consents.**

**Further enhancing its appeal, the home falls within the highly sought-after Cranbrook School catchment area. Combining generous proportions, exceptional flexibility and a desirable village-edge location, this is a rare opportunity to acquire a substantial family home in one of Kent's most sought-after settings.**

**SITUATION** Located just 1.4 miles from the heart of the picturesque village of Biddenden, the property enjoys an enviable balance of semi-rural tranquillity and everyday convenience. One of Kent's most sought-after villages, Biddenden offers an excellent range of amenities including a village store and post office, charming tearooms, a traditional public house, primary school, historic church, recreation ground, tennis courts, playing fields and squash club. The village is also home to the renowned Michelin-starred restaurant, The West House.



**WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD**

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**WarnerGray**

The accommodation is both extensive and remarkably versatile, extending to approximately 3,665 sq ft and offering a layout that can easily adapt to a wide variety of lifestyles and requirements.

At the heart of the home is a spacious central reception hall from which the various wings of the property radiate, creating a wonderful sense of space while allowing different areas of the house to be enjoyed independently.

Undoubtedly one of the most impressive features is the magnificent sitting room. A truly characterful space, it boasts a vaulted, beamed ceiling, French doors opening to the gardens at both ends and a substantial stone fireplace housing a wood-burning stove. With its rustic charm and generous proportions, the room evokes the atmosphere of a ranch house in rural Montana and provides a wonderfully inviting setting for both relaxation and entertaining.

Adjoining the sitting room via glazed double doors is a particularly spacious dining room, creating a superb flow between the two spaces. Together they form an outstanding entertaining area, equally suited to large family celebrations, festive gatherings or more intimate occasions.

The kitchen/breakfast room is another impressive space, fitted with an extensive range of modern Shaker-style units and centred around a Leisure range cooker.

There is ample room for a family dining table, while the layout easily lends itself to the addition of a central island if desired. A separate utility cum boot room provides valuable practical space for laundry, outdoor clothing and everyday storage.

Elsewhere on the ground floor, a generous snug or family room offers an ideal retreat for quieter evenings, while a home office provides an excellent work from home environment.

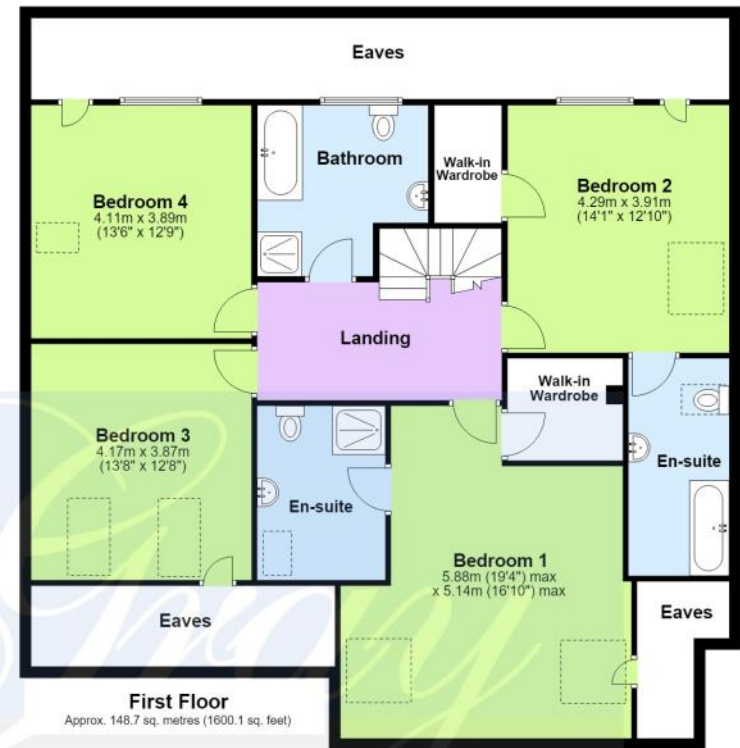
A well proportioned double bedroom with en-suite facilities is also located on this level, alongside a family bathroom and an additional reception room which offers exceptional flexibility, whether utilised as a further bedroom, hobby room, playroom, studio or additional sitting room.

The first floor is perfectly arranged for family living, with four generously proportioned double bedrooms, each enjoying excellent natural light and useful eaves storage. Two of the bedrooms benefit from walk-in wardrobes and en-suite shower rooms, creating luxurious principal and guest suites, while the remaining bedrooms are equally impressive in size and character.

The result is a home where every member of the family can enjoy their own comfortable and private space.







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**Garage (ext dimensions)**  
Approx. 20.8 sq. metres (223.6 sq. feet)

Total area: approx. 361.3 sq. metres (3888.6 sq. feet)



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**Grounds & Gardens** The property is approached via a shared driveway, which in turn leads to a pair of double gates opening onto a substantial private gravel driveway. Providing extensive parking and turning space for numerous vehicles, the driveway is ideally suited to families, those with multiple vehicles, or buyers requiring space for visiting guests. A timber garage is already in place, while the generous plot offers considerable scope for additional garaging, workshops or outbuildings, subject to the necessary planning consents.

Extending to approximately 0.7 acre (unmeasured) the gardens and grounds wrap around the house on all sides, enhancing the property's sense of space, privacy and seclusion. Predominantly level and bordered by mature hedging and established trees, the grounds provide a wonderful setting for family life, offering endless opportunities for outdoor entertaining, children's play, gardening enthusiasts or simply enjoying the peaceful surroundings.

**Services** Mains water and electricity. Private drainage. Oil fired central heating. Solar Panels providing "pay back". EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: F Location Finder: what3words: /// unrolled.boomed.baguette

**Viewing by appointment through WarnerGray 01580 766044**



