



WESTFIELD
TENTERDEN ROAD, BIDDENDEN, KENT, TN27 8BB



**Lambert
& Foster**

CRANBROOK 5.5 MILES | HEADCORN MLS 4.2 MILES | TENTERDEN 5 MILES

WESTFIELD, TENTERDEN ROAD, BIDDENDEN, KENT, TN27 8BB

An impressive, individual, detached village residence providing four bedroom, three reception room, family accommodation including an integral double garage with first floor studio and open plan morning room (offering integral annexe potential STP) all complemented by established gardens, running to all sides, adjoining and overlooking fields to the rear and approached via a drive to the front, all occupying a most convenient location, a level walk of the high street amenities within this picturesque Wealden village. Cranbrook School catchment area. No onward chain.

GUIDE PRICE £945,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [rescue.equipment.contracts](https://www.what3words.com/)



DESCRIPTION

Westfield is an individual, detached family house, presenting mixed elevations of brick and UPVC weather boarding, set with UPVC double glazed windows, beneath a pitched tiled roof.

The well proportioned and presented accommodation is arranged over two floors with partial oak flooring and is described in more detail; oak front door opens into an entrance hall with built-in cloaks cupboard, cloakroom and study fitted with desk, shelving and an aspect to side. The open plan family/dining room enjoys a double aspect, leading through to a comprehensively fitted kitchen/breakfast room with two seater breakfast bar, granite worktops and fitted units, integrated Neff electric oven, range style cooker with four burner hob and two ovens, filter hood over, integrated fridge, glazed fronted display cabinets and built in larder style cupboard twin stainless steel sink unit with mixer tap over underfloor heating, aspect to rear overlooking the garden. The triple aspect sitting room includes double doors opening at the patio and enjoying a fine outlook across the garden and field beyond. A useful utility room also has granite worktops with inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine and space/electric point for a tumble drier, door to outside and a double aspect.

From the inner hall access to the wet room with underfloor heating, fitted with a modern suite and integrated shower. From the inner hall, door to the integral double garage including workshop area.





A rise of stairs leads to a versatile studio and morning room, enjoying a triple aspect and Juliette balconies to both the front and rear, enjoying fine outlook across the garden and field beyond. From the hall a main staircase leads to the first floor landing with access to four bedrooms, including a main bedroom with double aspect incorporating a Juliette balcony, built-in under eaves wardrobes and shelving, a door leads to an en suite shower room. Bedroom two a double room has a feature bay window. Bedroom three, a double room with access to under eaves storage and a useful recess for clothes hanging. Bedroom four is a single room with built-in wardrobes. A family bathroom is fitted with a modern white suite including a moulded panelled bath with mixer tap and shower attachment.

GARDENS & GROUNDS

A gravel drive with lawn to side and established shrubs leads down to a five bar gate and continues on to ample vehicle parking and turning area. The established gardens run to all sides, laid to lawn with well-stocked and shaped beds and borders, a split level paved patio and an additional blocked paved seating area. Mature trees including oak, cherry and willow. Pretty climbing roses and a paved pathway. The whole is enclosed by a mix of established hedging, post and rail fencing, adjoining and overlooking fields.



FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Westfield, Tenterden Road, Biddenden, Ashford, TN27 8BB



Denotes restricted head height

Approximate Area = 2171 sq ft / 201.6 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 1073 sq ft / 99.6 sq m

Outbuilding = 233 sq ft / 21.6 sq m

Total = 3517 sq ft / 328.5 sq m

For identification only - Not to scale



FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band F **EPC:** D (67)

AGENTS NOTE: Biddenden Place enjoys a vehicular right of way down the drive to access a field. We are informed by the seller this right-of-way has been used once in the last 25 years.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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Hillhurst Farm, Stone St,
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CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
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