



**Hornbeams,
Tenterden Road, Biddenden, Kent TN27 8BJ**

Hornbeams, Tenterden Road, Biddenden, Kent TN27 8BJ Guide Price £995,000

Situated in a semi-rural location surrounded by wonderful countryside between Biddenden village and Tenterden town, Hornbeams is a rare and surprising find, offering substantial 5 double bedroom / 3 bathroom accommodation, an attached annexe, extensive driveway, triple garaging and glorious gardens.

On approach, you are met by an attractive, traditional style chalet property that sits comfortably within its setting. But it is only once you step inside that you fully appreciate what this wonderful home has to offer. With just over 4,500 square feet of flexible accommodation designed to maximise the sense of space, with elegant features and a lovely open flow between extensive living spaces, which themselves provide the perfect backdrop for large, relaxed gatherings of family and friends.

Although the proportions of the rooms and square footage are already extremely generous, the layout and large plot size of about 0.83 of an acre offer scope for extension to the rear if desired, subject to planning consent. The self-contained annexe on the lower ground floor means that it would be ideal for dual occupancy.

Outside, the surprises continue. Not only is there a driveway providing extensive parking and turning, a triple garage and large timber store, but there are stunning large level gardens to the rear which offer the chance to relish the freedom of the countryside while still being a short drive of excellent local facilities, schools and transport systems.

- Substantial detached 5 bedroom / 3 bathroom property
- Versatile accommodation of just over 4,500 square feet
- Enough scope for flexibility of use / dual occupancy
- 1 bedroom self-contained Annexe to lower ground floor
- Stunning level gardens to the rear, about 0.83 of an acre in total (tbv)
- Triple garage with electric doors / large timber store
- Large gravel driveway providing extensive parking and turning
- Wide choice of good local schools / CSCA
- Mainline station at Headcorn / High speed rail link at Ashford

SITUATION: "Hornbeams" is situated in a semi-rural location on the fringe of this pretty Wealden village which offers good facilities including a post office, village store, 2 tearooms, public house, primary school, ancient church and Michelin starred restaurant. More comprehensive amenities can be found in the bustling towns of Tenterden (3 miles) and Cranbrook (6 miles). In addition, the property is just a short distance from the renowned Biddenden Vineyards and Benenden Hospital. The mainline station at Headcorn (5 miles) offers regular services to London (journey time just over 1 hour) and also links to Ashford with its high speed service to St Pancras (37 minutes). The area has excellent schools in both the state and independent sectors and the property also falls within the much sought after Cranbrook School Catchment area.

www.warnergray.co.uk

email : info@warnergray.co.uk Tel 01580 766044

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The following is a brief introduction to this extensive family home that needs to be viewed to fully appreciate all on offer.

GROUND FLOOR The front door opens into a welcoming hall with staircase to the first floor. From this radiate the spacious main reception rooms which include an elegant drawing / music room, formal dining room, cosy sitting room with wood burner and generous study cum snug.

In the middle of the ground floor to the rear of the house is the modern country style kitchen / breakfast room with its lovely views over the garden. NB: There would certainly be plenty of scope to extend the current footprint of the kitchen if desired (subject to planning consent).

As you explore further on the ground floor, you find a large utility / boot room that opens onto the garden, ideal for dirty laundry, wellies, dogs, kids and gardeners!

There is also a handy shower room which means that one of the downstairs reception rooms could serve as a bedroom if needed.

FIRST FLOOR The five bedrooms on the first floor are all good sizes, with the incredibly spacious principal benefitting from a large en-suite bathroom and glorious views of the garden. Bedroom 2 also benefits from an en-suite shower room and lovely views over sheep grazing land to the front. Bedrooms 3, 4 and 5 are all served by a good size family bathroom.

All the bedrooms have good amounts of very useful built-in storage. Bedroom 5, currently set up as a guest bedroom and study, has the added bonus of a balcony which is the perfect place to take a break from work and sit with a coffee while enjoying the garden.

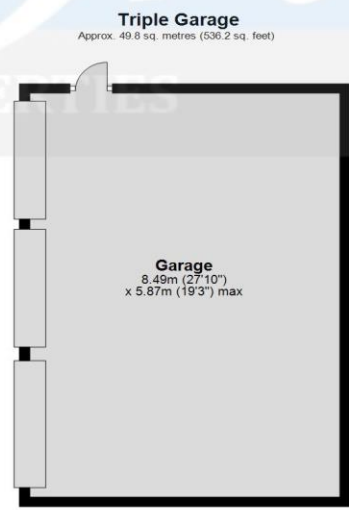
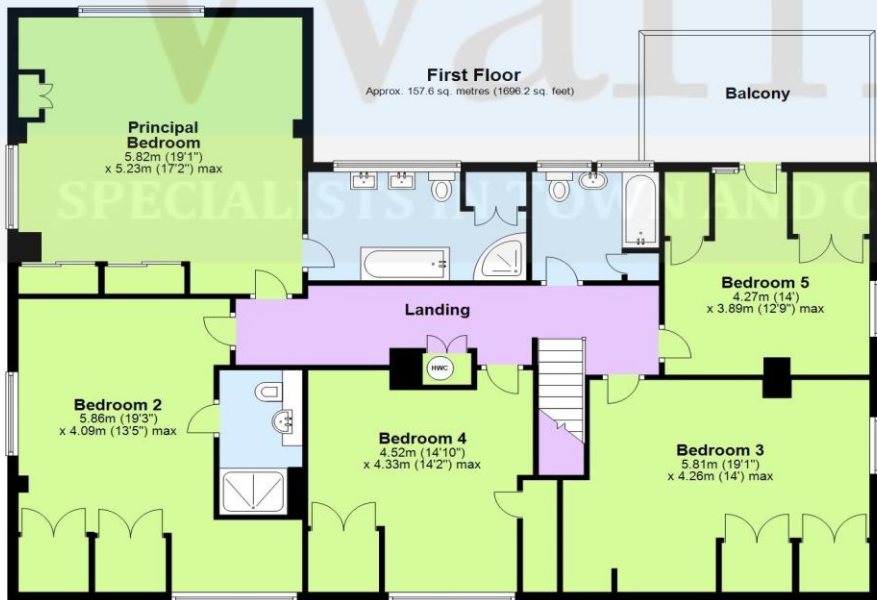
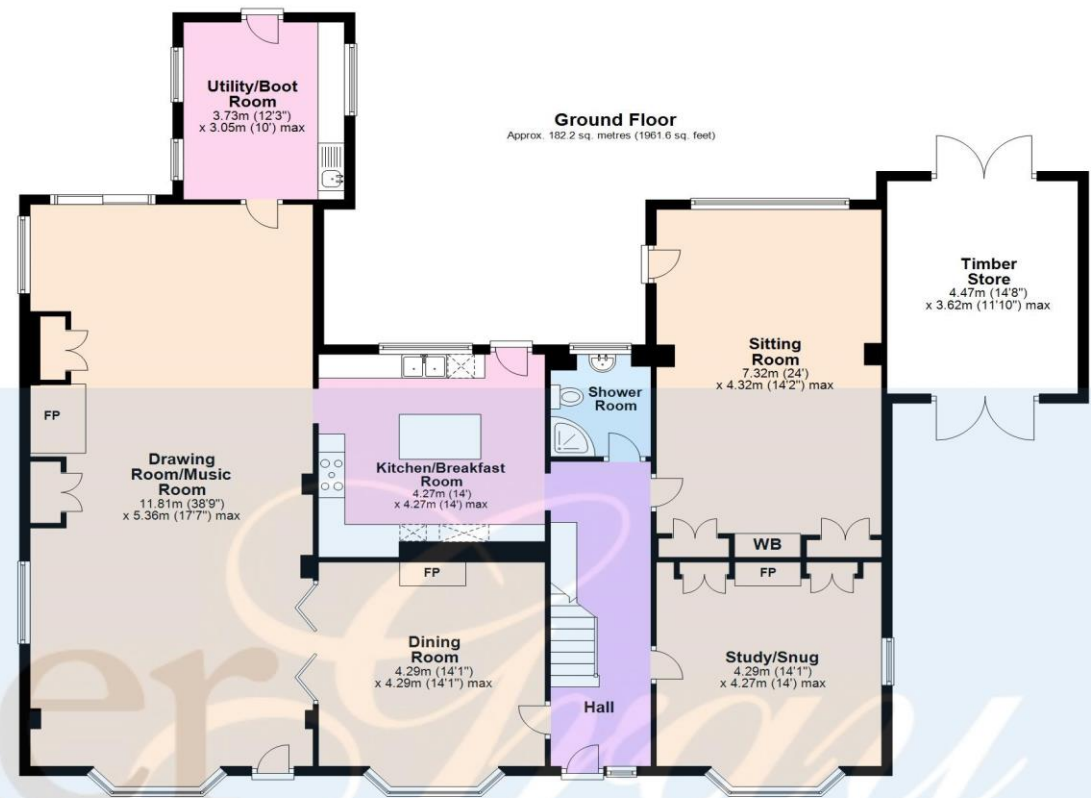
ANNEXE (see floor plan for dimensions) The annexe, which has a separate entrance on the lower ground floor, consists of an open plan living area with kitchenette, double bedroom, shower room and sun room with storage to both ends. It could certainly be utilised in a number of different ways including for multi-generational living, as work or additional living space, as a teenage den, games room, gym or even as a holiday let / Airbnb (subject of course to any necessary permissions).

OUTSIDE Hornbeams is approached over a gated gravel driveway where there is parking and turning for any number of vehicles. The triple bay garage, which sits towards the front of the drive, has three electrically operated doors and would be ideal for any car enthusiasts out there or indeed for any DIY enthusiasts, as it could certainly work as a workshop cum garage. To one side of the property is a useful attached timber store, perfect for active families, and to the other a path leads down to the entrance to the annexe.

The large level gardens to the rear are a haven for children, pets, gardeners, nature lovers and wildlife alike, and while mainly laid to lawn, there is a wonderful woodland walk that winds around the boundary of the garden and provides a great deal of privacy away from the rest of the world. NB: There would certainly be room for a swimming pool and / or outbuildings (stp).

SERVICES Mains water, electricity and drainage. Calor Gas central heating. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: G. **LOCATION FINDER** what3words: eggshell.courtyard.hops





Total area: approx. 473.1 sq. metres (5092.1 sq. feet)

Plans are for layout purposes only and are not drawn to scale.
with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



