



**Magnolia**  
**Sissinghurst Road, Biddenden TN27 8EQ**

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### Guide Price £630,000

Located in an elevated set back position within walking distance of the centre of the village, 'Magnolia' offers an exciting opportunity to purchase a most stylish 3 bedroom attached chalet style home which has been remodelled and extended to exacting standards by the current owners.

A great deal of time and effort has been put into reconfiguring this property into a home that will suit the needs of most modern families. Stylishly finished and well presented, it offers the chance for someone to move in and enjoy living there without having anything to do.

The heart of this lovely home is most definitely the large open plan living space at the back of the property with its beautiful shaker style kitchen. Expansive glazing brings in huge amounts of natural light and frames the view of the stunning south facing garden behind. Linked to this wonderful main reception space is a separate dining room and a huge utility cum boot room, ideal for dirty boots, laundry, kids and pets. In addition, there are three immaculately presented double bedrooms, the principal of which has a large en-suite bathroom and extensive built-in storage. A study and modern shower room completes the accommodation.

This property also benefits from a driveway to the front providing good amounts of parking and lots of outside storage. Viewing is strongly recommended in order to appreciate this beautiful home and its unique location

- Stylish, bright 3 double bedroom / 2 bathroom chalet style property
- Completely remodelled & extended to high spec by current owners
- Wonderful open plan living space with views of garden to rear
- Stunning landscaped south facing garden with storage
- Beautiful shaker style kitchen / Large utility cum boot room
- Driveway to front providing plentiful parking & turning
- Walking distance of centre of the village / Millennium Fields
- Catchment area for Cranbrook School & some of Kent Grammars
- Mainline stations at Headcorn (5 miles) and Ashford (High Speed)

**SITUATION:** Biddenden offers good local facilities including a post office, village store, tearooms, public house, primary school, ancient church, Michelin starred restaurant and recreation ground with tennis courts, playing fields and squash club. Close by is the Biddenden Millennium Field, a nature and conservation area of 20.5 acres, which offers extensive walking routes. More comprehensive amenities can be found in the towns of Tenterden and Cranbrook. For travel to London, the railway station at Headcorn 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 (both state and independent), with a well regarded primary school in the village. The property also falls within the much sought after Cranbrook School Catchment Area and within the catchment for several of the well regarded Kent Grammars.

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**Warner Gray**



The front door opens into a **HALLWAY** forming the centre of the property. Stairs to first floor. Built-in airing style cupboard.

**OPEN PLAN LIVING SPACE** A door from the hall opens into this spacious, light filled south facing room 28'1 x 23'3 which really has the "wow" factor. The fact that this room, which incorporates the generous kitchen and sitting area, is linked to the separate dining area, make this large space incredibly flexible and sociable. Two roof lanterns bring in huge amounts of natural light, as do the picture windows and French doors that open onto the patio and south facing garden at the rear. The beautiful French Grey shaker style **KITCHEN** is perfectly in keeping with the modern feel of the house. There are a range of wall and base units, drawers and cupboards with quartz worktops and inset sink. NEFF induction hob with extractor above. Integrated dishwasher, larder style fridge and under counter freezer. Breakfast island with storage below.

**DINING ROOM** 12'10 x 11'9. This good size room is linked to the kitchen by an open doorway. Bi-fold doors across one wall can be opened up to make this room part of the sitting room, ideal for large family gatherings and parties. A fireplace and wood burner make a cosy focal point.

**UTILITY / BOOT ROOM** 19'4 x 7'9. A very large useful room, accessed from the kitchen with door to garden. Range of built-in units to two walls with worktop and sink. Space for washing machine, dryer, cloaks, boots and additional white goods. Ideal as an area for dogs and owners who have had long, muddy walks!

**SHOWER ROOM** A modern shower room with enclosed shower, wash basin with storage under, WC and heated towel rail.

**BEDROOM 2** 12 x 10'11. A spacious double bedroom with large picture window to the front.

**BEDROOM 3** 11'10 x 10'11. Double bedroom with built-in wardrobe and large picture window to the front.

Stairs from the ground floor lead to a **SMALL LANDING SPACE** which gives access to the principal bedroom and study.

**BEDROOM 1** 17'10 x 9'0. This large bedroom has extensive built-in storage to one wall, far reaching views to the rear over the garden and countryside beyond, and a spacious en-suite bathroom.

**EN-SUITE BATHROOM** A most luxurious en-suite with free standing bath, pedestal basin, WC and two heated towel rails. Built-in storage cupboard and space for freestanding storage. Access to eaves space (unmeasured).

**STUDY** 9'0 x 7'5. Currently set up as a study, this useful additional space could also be used as a home office, hobby room, dressing room to the main bedroom, nursery or box room. Access to eaves space, boiler and 200 litre pressurised hot water cylinder.

**OUTSIDE** This property is approached over a slightly sloping entrance way onto an elevated gravel drive with parking to the front for several vehicles. A lovely garden area to the front frames the property and gives it much curb appeal. A side gate leads to the deceptively spacious south facing garden at the rear which has been lovingly landscaped and planted. Across the back of the house is a patio area, perfect for summer eating, entertaining or simply just sitting and watching the many birds that visit the garden. To the side is an additional useful patio area and a selection of timber storage sheds spread through the garden.

**SERVICES** : Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: C.



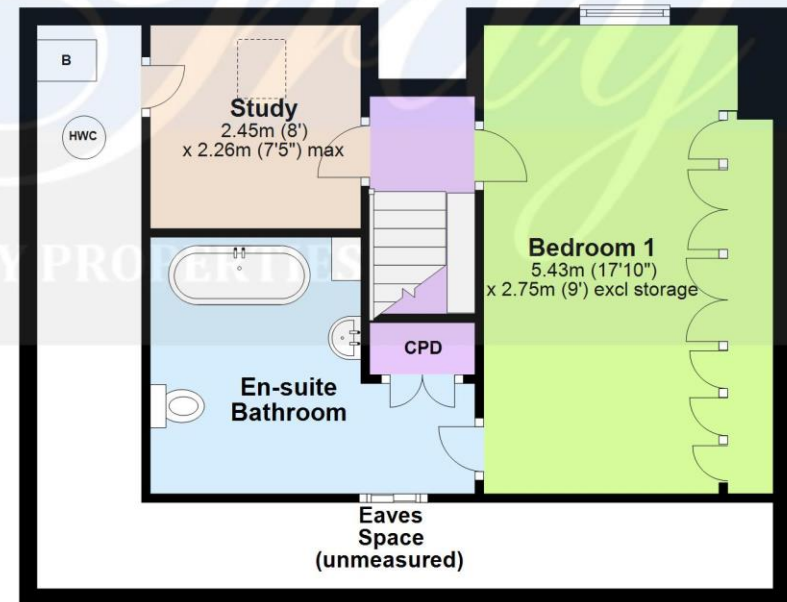
## Ground Floor

Approx. 116.8 sq. metres (1257.5 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 154.6 sq. metres (1663.6 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.

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