



Little Standen Oast,
Biddenden, Kent TN27 8JT

Little Standen Road, Smarden Road, Biddenden TN27 8JT Guide Price £1,150,000

This charming unlisted 4 double bedroom/3 bathroom detached country house with attached small roundel oast, sweeping driveway, garaging, outbuilding and beautiful gardens, is set in the hamlet of Standen on the fringes of the pretty village of Biddenden, close to the towns of Tenterden and Headcorn.

The house itself, which has been improved and extended over many years, has a lovely warm inviting feel and the accommodation is not only surprisingly generous, but also practical, versatile and light. Picture windows bring in good amounts of natural light and take full advantage of the wonderful garden vistas on offer.

This property also boasts a small round Kent kilned oast with working cowl which not only provides a special feature but also accommodates an additional flexible reception room.

In addition, this property benefits from a sweeping gravel driveway providing extensive off-street parking, a brick built attached garage, large timber outbuilding with enclosed store and open bays for parking, a good size mature south west facing garden and productive vegetable beds with greenhouse, that is perfectly in keeping with the feel of the property and would be a haven for children, pets, gardeners and nature lovers alike.

The location itself has a wonderful rural feel, and yet benefits from being in close proximity to the villages of Biddenden and Smarden and the towns of Tenterden and Cranbrook with their superb array of shops, schools and other amenities. Headcorn, which is only a 5 minute drive away, has a Sainsbury's local store and a mainline station to London. Viewing is highly recommended.

- Charming 4 double bedroom / 3 bathroom unlisted Oast house
- Circa 2,900 sq ft of accommodation in total including attached garage
- Well presented, generous, versatile accommodation throughout
- Four good size reception rooms which includes the Roundel
- Beautiful, large, mature south west facing garden with pond
- Driveway, attached brick garage & large timber outbuilding
- Rural location close to pretty villages of Biddenden & Smarden
- Historic Wealden towns of Tenterden & Cranbrook close by
- Wide choice of good local schools including Kent Grammars
- Mainline station at Headcorn / High speed rail link from Ashford

SITUATION: "Little Standen Oast" is in a semi-rural location on the fringes of the pretty Wealden village of Biddenden 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 (6 miles) and Cranbrook (7 miles). In addition, the property is just a short distance from the renowned Chart Hills Golf Club, designed by Sir Nick Faldo. Headcorn station (3.6 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 comes within the catchment for several of the well regarded Kent Grammars

www.warnergray.co.uk

info@warnergray.co.uk

01580 766044

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The front door opens into a good size welcoming **RECEPTION ROOM/SNUG** 20'4 x 15'7 that forms the centre of the house. Currently used as a Snug, there is a fireplace with wood burner that makes a lovely focal point. Stairs to first floor.

KITCHEN BREAKFAST ROOM 16'6 x 15'0. This lovely space has been cleverly designed to link the kitchen with the sun room to the rear. An open door and window at the back connect the two spaces and bring in lots of natural light. The modern country shaker style kitchen consists of a range of cupboards and units with granite worktops and sink unit. Integrated dishwasher and Bosch eye-level multi oven. Space for washing machine, dryer and upright fridge/freezer. An island unit makes a good spot to have a coffee and a chat. Room for soft seating. A loft hatch gives access to the boarded loft space above.

SUN ROOM 16'8 x 8'6. This bright space has wonderful views over the garden and is a lovely place to sit and relax. Space for soft seating, table and chairs. French doors give access out onto the patio beyond.

This generous **SITTING ROOM** 28'10 x 14'11 has a comfortable, elegant feel. The brick fireplace and open fire add character to this lovely space. A full height picture window and external door give access to and views over the pretty garden area to the front.

DINING ROOM 17'4 x 9'11. This good size reception space is currently set up as a formal dining room, but could, due to its generous dimensions, serve a number of different purposes. This room gives access to the roundel oast.

ROUNDEL OAST 11' 10 x 11'10. This wonderful space, currently set up as a home office, would make a lovely additional sitting room, snug, teenage den, playroom, dining room or hobby space.

BEDROOM 1 17'8 x 10'1. Situated on the ground floor with a luxury en-suite bathroom and French doors that open onto a secluded patio to the rear, this principal bedroom is a lovely place to unwind at the end of the day. **EN-SUITE BATHROOM** Comprising: double ended bath with jets; P-shaped enclosed shower; stone wash basin on wooden plinth; WC. Underfloor heating.

Stairs from the snug lead to a **FIRST FLOOR LANDING** that gives access to the three bedrooms and the family bathroom. Loft hatch.

BEDROOM 2 WITH EN-SUITE BATHROOM 27' x 12'3. This incredibly spacious bedroom has a dressing area and balcony to one end and to the other, a built-in wardrobe and lovely en-suite bathroom. NB: Dimensions are for bedroom only.

BEDROOM 3 16' x 14'2. A characterful and generous double bedroom with built-in storage.

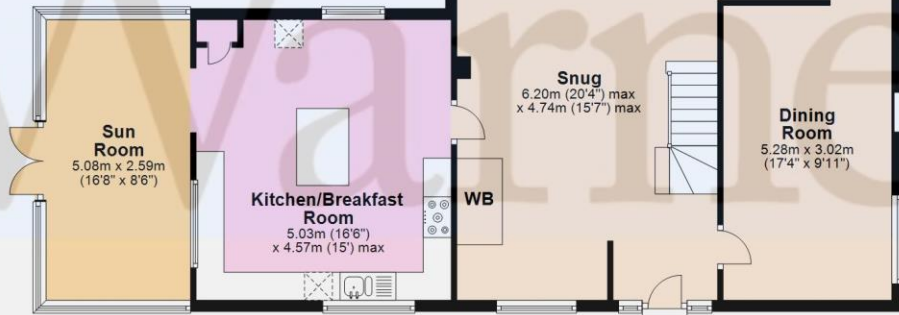
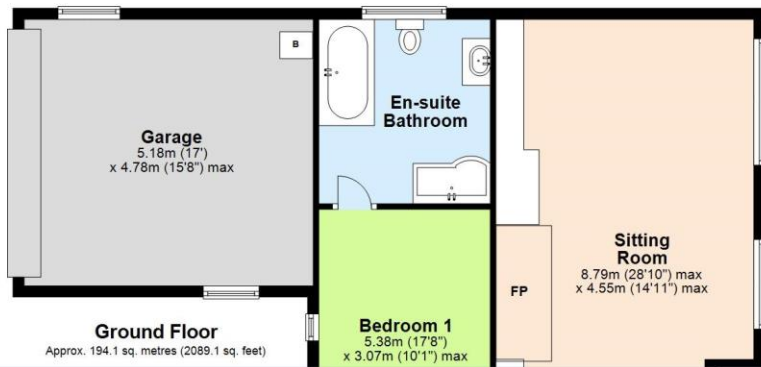
BEDROOM 4 15' 6 x 14'5. Double bedroom with wonderful views over the gardens. Built-in cupboard.

BATHROOM A modern suite comprising shower cubicle; double ended bath; back to wall WC and wash basin set into vanity unit with storage. Heated towel rail. Cupboard with hot water cylinder.

OUTSIDE Little Standen Oast is approached over a gated gravel driveway where there is plentiful parking space. The main garden to the side of the house, which is bordered by natural hedges, is south west facing with beautiful mature cottage planting, wild flower areas and a large pond that is a haven for wildlife. There are also several different patios and various lovely places to sit, dine, entertain and relax. To the rear is an **attached brick Garage** which could possibly be incorporated as part of the living accommodation, subject to any necessary consents. At the end of the drive is an incredibly useful **large timber Outbuilding**, currently used for garaging, storage and workshop space.

SERVICES Mains: electricity and water (metered). Oil fired central heating. Underfloor heating to kitchen and sun room. Private drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: G. LOCATION FINDER what3words: hourglass.roofed.hoped

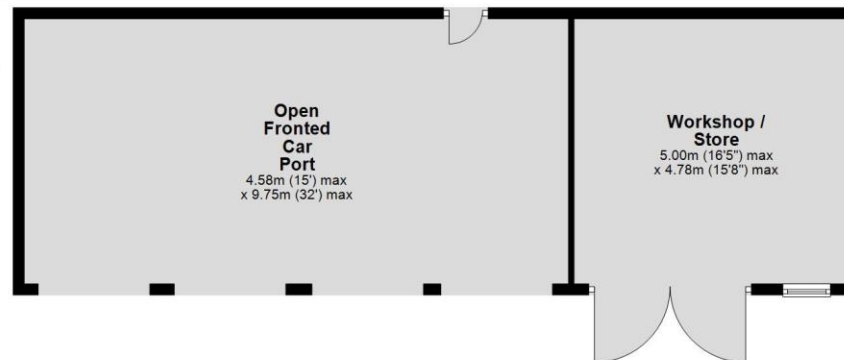




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Total area: approx. 355.6 sq. metres (3827.8 sq. feet)

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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