



Dashmond Grange
Biddenden, Kent TN27 8BD

**Dashmond Grange,
High Halden Road, Biddenden, Kent TN27 8BD
Guide Price £895,000**

Located on the edge of Biddenden village close to Tenterden, this wonderful 5 bedroom property, which forms the wing of an imposing and most distinctive Grade II Listed country house, benefits from part walled south facing gardens, a wild meadow and wooded glades and is a perfect semi-rural retreat – in all extending to approximately 1.5 acres (unmeasured)

As you enter this beautiful home, you are immediately struck by the high ceilings, classic period features, generous proportions and solid grandeur of the Victorian era in which it was built. While the original house of which it forms a substantial part is Georgian, this wing was a later addition, sympathetically added and updated over the years to make what is now a very comfortable and elegant home, with all the conveniences required for modern family living.

But it is not just the house itself that excites. The incredibly secret south facing gardens and outside space, which extends over a very large area to the rear of the property, are also very special, offering different unique areas of meadow, woodland, borders and lawn to suit gardeners, children, pets, nature lovers and sun worshippers alike and in all extend to approximately 1.5 acres (unmeasured). In addition, this property has a good size gravel driveway to the front for parking and turning.

Occupying a tucked away, peaceful location along a country lane between the historic town of Tenterden and the pretty village of Biddenden, Dashmond Grange is a rare find indeed, and would make the ideal home for anyone wishing to live a quieter life, while still needing to be close to excellent local facilities, schools and transport systems.

- Beautiful attached 5 bedroom / 2 bathroom Victorian property
- Forms one wing of substantial 18th Century country residence
- Accommodation of just under 2,000 square feet (excluding cellar)
- South facing part walled gardens / wild meadow / woodland
- Peaceful, accessible semi-rural location close to amenities
- Walking distance of Biddenden village centre / local amenities
- Historic Wealden towns of Tenterden & Cranbrook close by
- Wide choice of good local schools / Cranbrook School catchment
- Mainline station at Headcorn / High speed rail link at Ashford

SITUATION: Dashmond Grange is in a semi-rural location on the fringe of this pretty Wealden village of Biddenden offering 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 (4.7 miles) and Cranbrook (6 miles) and the property is just a short distance from the renowned Biddenden Vineyards, Benenden Hospital and Chart Hills golf course. Headcorn station (4.5 miles) offers regular services to London (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 also falls within the sought after Cranbrook School Catchment area.

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The front door opens into the grand, welcoming **ENTRANCE HALL** 15'9 x 11'1 which has ample room for free standing furniture, a piano and even bikes! Staircase leading to the first floor. Doors to kitchen, sitting and dining rooms.

SITTING ROOM 21'9 x 16'4. This spacious reception room has a comfortable feel of understated elegance. An Adams style fireplace with wood burner makes a lovely focal point. At the end of the room is a bonus area which could be used in a number of different ways, including as a study space. A door leads out onto the patio beyond.

DINING ROOM 15'7 x 11'7. This wonderful room is the perfect family eating and entertaining space. Stripped floorboards and a beautiful Victorian feature fireplace give it huge amounts of period charm. French doors to the rear open up onto the patio beyond and make this room ideal for summer as well as winter dining.

KITCHEN / BREAKFAST ROOM 17'1 x 14'0. With its bespoke country style painted kitchen, two-oven oil fired Aga and breakfast bar, this warm, welcoming room is at the heart of this home.

There are a range of units with drawers and cupboards, granite worktops and ceramic one and a half bowl sink. Electric hob with oven under. Space for freestanding American style fridge/freezer and dishwasher. Built-in dresser unit and cupboards. Door to utility.

UTILITY ROOM 13'0 x 4'0. This useful space has a built-in storage cupboard and room for a stacked washing machine and dryer. Space for drying, cloaks and boots storage. Doors to **CLOAKROOM** A generous cloakroom with wash basin and WC.

CELLAR A door from the utility area gives access to the cellar stairs. We understand that the cellar (unmeasured) is unsuitable for storage or conversion into additional living accommodation.

Stairs from the ground floor entrance hall lead to a **FIRST FLOOR LANDING** which gives access to the main family bathroom and all five bedrooms on this floor. Built-in shelving. Loft access.

BEDROOM 1 WITH EN-SUITE 15'11 x 12'4. This beautiful, spacious double bedroom has a large walk-in wardrobe, modern en-suite shower room and glorious garden views to wake up to. NB: Measurements for bedroom only.

BEDROOM 2 15'3 X 10'10 This good size south facing double bedroom has a window to the rear giving wonderful views over the garden below.

BEDROOM 3 14'8 x 8'3. A surprisingly generous room with window to the rear.

BEDROOM 4 11' 2 x 7'3. A cosy single bedroom with window overlooking front drive.

BEDROOM 5 9'2 x 7'5. The smallest of the bedrooms, this room could also be utilised as a study, home office, hobby room or nursery.

FAMILY BATHROOM A good size traditional style modern bathroom with claw footed free standing bath, shower cubicle, WC, heated towel rail and countertop basin with storage unit under.

OUTSIDE The property is approached over a gravel driveway which leads to a good size parking area at the front of the house. A gate leads through to the intriguing south facing secret garden which is essentially divided into five different areas. The first is a courtyard style area to the rear of the house, ideal for al fresco dining and entertaining. This leads through to a walled hidden garden where an abundance of cottage plants fill the space and provide sheltered places to sit. The next garden space is laid mainly to lawn, ideal for budding footballers and cricketers. There is also a large greenhouse in this area and some beautiful borders. At the end is a wooden gate that leads you through to a wild meadow where pollinators can thrive and beyond that, there is a wooded area which is bordered to the rear by open countryside.

SERVICES Mains: water, electricity and drainage. Oil fired central heating and Aga. EPC: Exempt. Local Authority: Ashford Borough Council. Council Tax Band: F Location Finder what3words: anchovies.inflating.deed



Ground Floor

Approx. 88.7 sq. metres (954.7 sq. feet)



First Floor

Approx. 90.0 sq. metres (969.1 sq. feet)



Total area: approx. 178.7 sq. metres (1923.8 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.



