

North Street, Biddenden, Ashford, TN27

Approximate Area = 2128 sq ft / 197.6 sq m

Garages = 348 sq ft / 32.3 sq m

Total = 2476 sq ft / 229.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Simon Miller & Company. REF: 1121197



MANSION HOUSE

29 NORTH STREET

BIDDENDEN

TN27 8AG

GUIDE PRICE £600,000 - 650,000

FREEHOLD

EPC REPORT: N/A



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

Agents note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leasold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



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Nestled behind mature front gardens, is this historic, Grade II listed family home. Dating in part back to the early 1600's, and possibly earlier, this unique home has links showing its sale as far back as 1626. Suffice to say, this unique home has a rich history and is located almost in the heart of this popular village. With a wealth of character and charm, the property offers generous living space, with the benefit of later additions providing practicality for the next generation.

As you enter, a door to your left takes you into the dual aspect dining room, with wood burning stove in the Inglenook fireplace and feature timbered ceilings. From here, a doorway leads to the more modern kitchen, with its extensive range of wall and base units and from here a door leading to the outside. As you turn right from the porch, you enter the bay fronted living room, with timbered ceilings and Inglenook fireplace. From here, a doorway leads to the ground floor study, with utility and cloakroom beyond.

Property Features

- Historic Grade II Listed Century Home
- Secluded Central Village Location
- Wealth Of Character Throughout
- Lounge & Dining Room With Inglenook Fireplaces
- Study, Utility Room & Downstairs Cloakroom
- Three Generous Bedrooms
- Four Piece Family Bathroom
- Detached Double Garage Beside



The inner hallway, with door to the garden, features an attractive turning staircase leading to the first floor, with a cloakroom on the half landing. The hallway leads to the three generous bedrooms, with the master offering a walk in wardrobe and the four piece family bathroom suite, all offering feature timbered walls and ceilings.

Outside, the front gardens, with lawn, shrubs and mature trees offer a driveway beside leading to the detached double garage beside the house. A pathway between the house and garage takes you to the secluded rear gardens, mainly laid to lawn, with patio area, mature shrub and timber summerhouse to the side.

Mansion House is only a short walk to the centre of the village, which offers a popular Primary School, public house, convenience store, award winning restaurant, tea rooms and Post Office, with Chart Hills Golf Club also close by. The village of Headcorn is only a short drive or bus ride away, with its range of independent shops and restaurants and mainline train station with regular services into London Charing Cross while the larger town of Tenterden is just under 5 miles away, with its greater range of shopping and leisure facilities including Waitrose and Tesco supermarkets.

MATERIAL INFORMATION: Freehold, Council Tax Band: G , EPC Report: NA, Broadband: Standard, Superfast & Ultrafast

