

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1175367



North Street, Biddenden, Ashford, TN27  
 Approximate Area = 702 sq ft / 65.2 sq m (excludes restricted head height & store 1)  
 For identification only - Not to scale

Guide Price £375,000  
 EPC RATING: C

Dove Cottage, 7 North Street, Biddenden, TN27  
 8AG





GUIDE PRICE £375,000 - £400,000

Welcome to this charming two-bedroom link-detached cottage located on North Street in the sought-after village of Biddenden. This delightful property boasts a spacious reception room, with two well-appointed bedrooms, two bathrooms and a easily maintained courtyard garden, with brick built storeroom including power, light and outside tap.

With a generous 700 sq ft of living space, this property offers a functional layout that is perfect for a small family, a couple, or even as an investment opportunity. The chain-free status of this property means that you can move in hassle-free and start enjoying all that this home has to offer.

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. Biddenden is also within the priority catchment area for the ever-popular Cranbrook School. 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 Bridge (59 minutes) and Charing Cross. 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.

Don't miss out on the chance to own this lovely cottage in the charming village of Biddenden. Contact us today to arrange a viewing and take the first step towards making this property your own.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report C**



• GUIDE PRICE £375,000 - £400,000 • Two Bedroom Link-Detached Bungalow • Popular Village Location • Two Bathrooms • Off Road Parking • Chain Free

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 the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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