



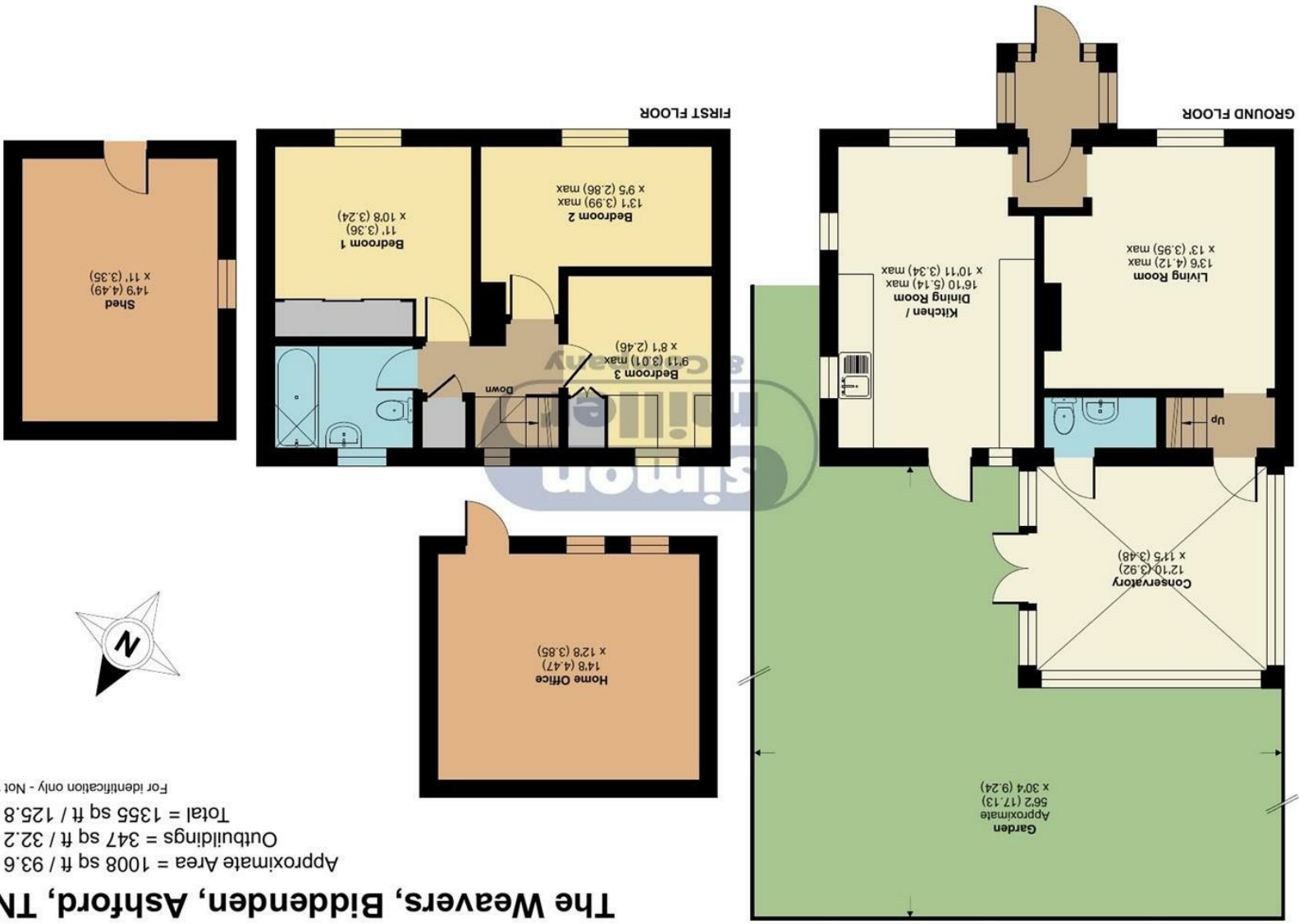
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10 The Weavers, Ashford, TN27 8AP

Asking Price £400,000
EPC RATING:

The Weavers, Biddenden, Ashford, TN27

Approximate Area = 1008 sq ft / 93.6 sq m
Outbuildings = 347 sq ft / 32.2 sq m
Total = 1355 sq ft / 125.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Simon Miller & Company. REF: 1385415

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The Property
Ombudsman



Located in the heart of this popular village, is this very well presented three bedroom semi detached family home. Offering generous living room, quality fitted kitchen/dining room, conservatory addition and cloakroom to the ground floor, upstairs, the three bedrooms are complemented by a three piece family bathroom suite.

Outside, the property offers a block paved driveway with parking for four cars, and to the rear, a 56' garden with lawn and paved patio area leading to the large timber shed, with a further large timber outbuilding, offering potential for use as a home office or garden room. The house also benefits from 18 Solar Panels providing a 9.5 kWh Home Battery system, and EV charger offering Solar charging.

This quiet cul de sac is located within close walking distance of the center of the village, which offers a well regarded primary school, popular pub serving food and local drinks, popular public houses, takeaway, tea rooms and award winning restaurant as well as a useful convenience store. There is a Village hall and countryside walks on your doorstep. For the commuter, the larger village of Headcorn is only a short drive or bus ride away, with mainline train station offering regular services into London, with the town of Tenterden within easy reach, offering greater shopping and leisure facilities. The property is also within the Cranbrook School catchment area.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report



- Village Cul De Sac Location • Three Bedroom Family Home • Lounge and Conservatory Addition • Quality Fitted Kitchen/Dining Room • Off Street Parking for Four Cars • Downstairs Cloakroom • 56' Garden with Timber Outbuildings • Well Presented Throughout • Solar Panels & EV Charging Point

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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