



**simon
miller**
& Company

17 Spinners Close, Ashford, TN27 8AY

Price Guide £425,000
EPC RATING: C

Spinners Close, Biddenden, Ashford, TN27

Approximate Area = 1255 sq ft / 116.5 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1408 sq ft / 130.6 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK





Located in this quiet cul de sac, this deceptive five bedroom family home is presented in good condition throughout and is set out over three floors. With quality fitted kitchen, spacious lounge/dining room, small conservatory addition and cloakroom to the ground floor, the first floor offers three bedrooms and a luxurious four piece family bathroom, with a turning staircase leading to the two further bedrooms on the second floor.

Outside, the property benefits from off street parking for two cars, with an Electric Vehicle charging point and gated access to the rear garden. Mainly laid to lawn, with new fencing all around, the property features a covered outdoor kitchen area with paved terrace, ideal for entertaining.

Located only a short stroll from the centre of the village, Biddenden offers a well regarded primary school as well as local convenience store and The Red Lion pub as well as an award winning restaurant and popular Chinese takeaway and a cafe all a few minutes walk away. The larger 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 C
EPC Report C



• Deceptive Five Bedroom Family Home • Spacious Lounge/Dining Room • Quality Fitted Kitchen • Woodburning Stove • Luxurious Bathroom Suite and Downstairs Cloakroom • Feature Covered Outdoor Kitchen Area • Off Street Parking for Two Cars & EV Charging Point • Single Garage En Bloc • Village Cul De Sac Location • Presented In Very Good Condition Throughout

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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