13 Mansion House Close, Ashford, TN27 8DE

Offers In Excess Of £500,000
EPC RATING: C

Mansion House Close, Biddenden, TN27

Approximate Area = 1360 sq ft / 126.3 sq m
Garage= 55 sq ft / 5.1 sq m
Total = 1415 sq ft / 131.4 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). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1512537

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Guide Price £500,000 - £550,000 Offered chain free, this detached family home is located in this popular cul de sac, only a short walk to the centre of the village. With two reception rooms, kitchen with utility room and downstairs cloakroom, there is integral access to the partially converted garage, providing an ideal office/storage space. Upstairs, the generous landing leads to the four good sized bedrooms, the main with en-suite shower room, with a family bathroom serving the remaining three bedrooms.

Outside, there is a driveway for two cars leading to the partly converted garage, which can easily be reinstated for parking a car if desired, with lawn, mature shrubs and bamboo screen to the side. To the rear, the southerly facing gardens offer paved patio leading onto the lawned gardens with mature hedge screening and timber summer house to the rear.

Mansion House Close is a popular cul de sac, within level walking distance of 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 **F**
EPC Report **C**

• Offered Chain Free • Detached Family Home • Four Bedrooms • En-Suite and Family Bathroom • Two Reception Rooms • Kitchen with Utility Room • Downstairs Cloakroom • Off Street Parking • Southerly Aspect Gardens • Village Cul Se Sac Location

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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