



Lambert & Foster



LITTLE MUSINGS

25A NORTH STREET | BIDDENDEN | KENT | TN27 8AG

A charming and stylish semi-detached cottage full of character, exposed beams and joinery, complemented by contemporary living with open plan kitchen/breakfast/dining room with vaulted ceilings, two double bedrooms both with en-suite bathrooms and a beautiful summer house with underfloor heating and bi-folding doors. The property benefits from extensive off road parking and being just a short walk to Biddenden High Street. Cranbrook School catchment area.

Guide Price £450,000

FREEHOLD



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Little Musings is a very well presented semi detached family house presenting brick and tile hung elevations beneath a pitched tiled roof. Accommodation is arranged over two floors and comprises; entrance lobby, sitting room with feature log burning fireplace, open plan kitchen/breakfast/dining room with double oven and modern granite worktops, utility room, cloakroom and rear lobby. To the first floor are two double bedrooms of which the principle bedroom has an en-suite bathroom and the second bedroom has an en-suite shower room.

Outside, there is a meticulously maintained rear garden with patio and lawn areas to enjoy. A beautiful summer house is a fine feature to this home with underfloor heating and bi-folding doors. Side access leads you to the front of the house where you will find extensive off road parking.

Set in a convenient and sought after location, the property is within easy reach of a number of villages, affording choice for schooling, and shopping in particular. Situated just a few minutes' walk from the centre of the picturesque village of Biddenden which offers some local amenities including a general store, pubs/restaurants, public car park, and a primary school. Headcorn village is within easy driving distance with further facilities including a main line station with frequent direct services to London (the journey taking just under an hour), and Ashford International. The tree lined Town of Tenterden is less than 5 miles away and offers comprehensive shopping, schooling and recreational facilities. Easy access to major road networks, and to many local attractions including a number of vineyards, castles and historic woodland walks.



- Total floor area approximately 1128 ft² (104.7 m²)
- Semi-detached character cottage
- Entrance lobby
- Sitting room with feature log burning stove
- Open plan kitchen/breakfast/dining room with vaulted ceilings
- Utility room and cloakroom
- Two double bedrooms
- Two en-suite bathrooms
- Meticulously maintained rear garden
- Summer house with underfloor heating and bi-fold doors
- Extensive off road parking
- Short walk to Biddenden High Street
- Headcorn mainline station approximately 4 miles distance
- Tenterden less than 5 miles away

DIRECTIONS

From the Wilsley Pound roundabout turn right and proceed into Biddenden village. At the T junction in the centre of Biddenden turn left onto the A272 signposted Headcorn. Continue for a short distance and the property can be found on the left hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains gas fired central heating

Local authority: Ashford Borough Council

Council tax: TBC **EPC:** D (63)

Broadband: Standard and Superfast 80Mbps/20Mbps

Mobile Coverage: Likely

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Little Musings, 25A North Street, Biddenden, Ashford, TN27 8AG



Denotes restricted head height

Approximate Area = 958 sq ft / 89 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Outbuilding = 167 sq ft / 15.5 sq m
 Total = 1128 sq ft / 104.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Lambert and Foster Ltd. REF: 1132116

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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 Cranbrook, Kent
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 Kent CT21 4HU

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