

Willow Pond, Biddenden, Kent





Willow Pond, Tenterden Road, Biddenden, Kent

An attractive detached home offering flexible family accommodation with fabulous views over the gardens and surrounding countryside. The property sits in just over 3.5 acres of beautiful gardens and grounds with pond, stables/workshop, paddock and detached double garage.

Biddenden village 1.2 miles. Tenterden 3.8 miles. Cranbrook 6 miles. Headcorn station 5.2 miles (London Bridge from 56 minutes). Ashford 12.1 miles. Ashford International 12.5 miles (London St Pancras from 36 minutes). Tunbridge Wells 20 miles. London 52 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Ashford Borough Council, Tel. 01233 331111

Council tax band: G

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



Flexible family accommodation with lovely views over the gardens, grounds and countryside beyond.

The Property

Willow Pond is an attractive detached family home surrounded by beautiful gardens and grounds extending to just over 3.5 acres. The property offers flexible accommodation with the benefit of ground floor bedrooms and bathrooms offering the opportunity for multi-generational living.

The wonderful double aspect sitting room is at the front of the house and has a large fireplace and double doors opening out to the south-facing terrace and beautiful gardens. There is a formal dining room to the rear as well as a useful utility room with w.c. and a door to the rear.

The kitchen/breakfast room has a range of base and wall units, central island with breakfast bar and views over the gardens. There are four bedrooms on this level as well as two bathrooms.

From the reception hallway, stairs lead up to the first floor landing providing access to a lovely study/sitting room with double doors opening out to a balcony enjoying fantastic views over the gardens and surrounding countryside. There is also a fabulous bedroom suite with en suite bathroom and walk-in dressing room.

Gardens and Grounds

The house is approached over a private driveway leading to the detached double garage and parking area at the front of the house. The driveway also leads to the detached stable/workshop building adjoining a paddock.

The wonderful gardens and grounds surround the property and include a large paved terrace, flower beds, lawned areas with a multitude of mature trees and shrubs as well as an attractive pond. In all the property extends to 3.51 acres.



Situation

The property is situated on the edge of the pretty village of Biddenden, approached off the Tenterden Road over a long driveway, and within the popular Cranbrook School Catchment Area. Biddenden village, with its pavements of Bethersden marble, has amenities serving all the usual everyday needs including a church, tea rooms, village shop/post office, pubs, restaurants (including a Michelin starred restaurant).

Cranbrook and Tenterden, with their tree-lined high streets, are easily accessible by car and offer an array of specialist shops, boutiques, supermarkets and restaurants. Tenterden is also home to the East Sussex Steam Railway. A comprehensive range of facilities is available at the larger centres of Tunbridge Wells and Ashford. Headcorn mainline station offers a regular service to London.

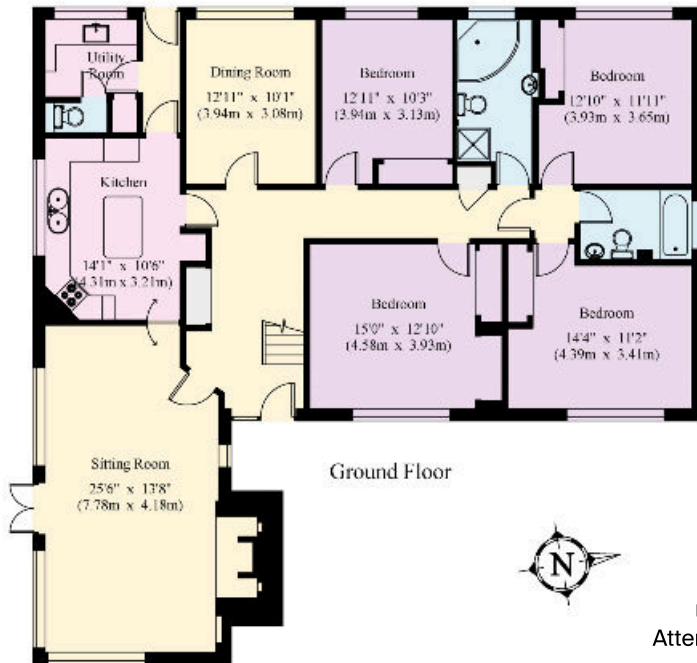
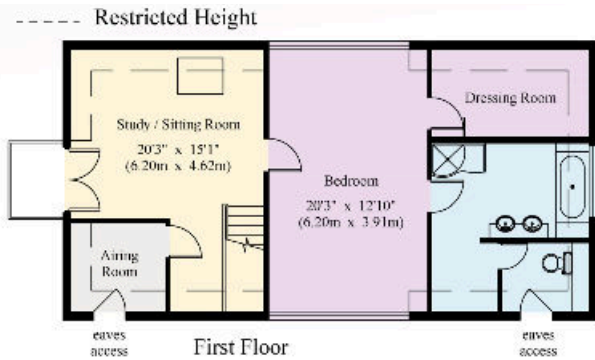
There is an excellent choice of schools in the area, in both the private and state sectors. Notable public schools include Dulwich Preparatory, Benenden, Marlborough House and St Ronan's, Bethany, Sutton Valence and Kings Canterbury.

Leisure activities in the area include riding and walking in nearby Hemsted Forest and the surrounding countryside; golf at a number of courses including Biddenden, Tenterden and Rye; walking and off-road cycling at Bedgebury; fishing and sailing at Bewl Water and on the south coast.

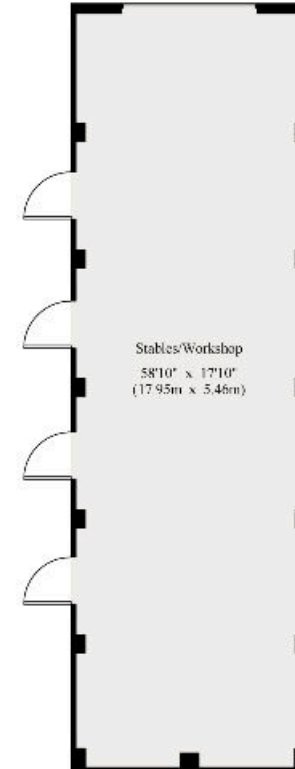
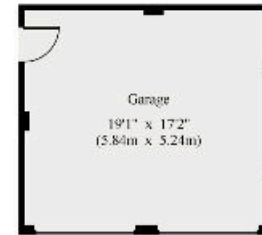
Directions (TN27 8BJ)

From the centre of Biddenden, proceed in a southerly direction on the A262 towards Tenterden. Upon reaching a sharp left-hand bend, continue for approximately half a mile and the entrance driveway to the property will be found after 0.4 of a mile on the right-hand side with a five bar gate, just after a short row of conifer trees.





Approximate Gross Internal Floor Area
House: 246.5 sq m / 2653 sq ft
Garage: 30.6 sq m / 329 sq ft
Stables/workshop: 98.3 sq m / 1058 sq m
TOTAL: 375.4 sq m / 4040 sq ft



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