

# New House Farm, Sissinghurst Road, Biddenden

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A most attractive Grade II listed family home, offering in excess of 3600 sq. ft of accommodation with outbuildings and fabulous gardens and grounds, situated in the picturesque village of Biddenden.

### Situation

New House Farm is situated in the heart of the pretty village of Biddenden which has a lovely sense of community, and is within the Cranbrook School Catchment Area. Biddenden village, with its pavements of Bethersden marble, has amenities serving all the usual day to day needs including a church, tea room, village shop/post office, pubs, restaurants and primary school. The larger towns of Cranbrook and Tenterden, with their tree-lined high streets, are easily accessible by car and offer an array of specialist shops, boutiques and restaurants. A more comprehensive range of facilities are available at the larger centres of Maidstone, Tunbridge Wells and Ashford.

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, St Ronan's, Bethany, Sutton Valence and Kings Canterbury.

There are numerous sporting and recreational interests in the area, including riding and walking in nearby Hemsted Forest and the surrounding countryside; golf at a number of courses including Chart Hills Golf Club. The area is renowned for its thriving variety of sports clubs available for all ages including football, squash and tennis. Walking and off-road cycling routes are available at Bedgebury; fishing and sailing at Bewl Water and on the south coast.





## Distances

Headcorn 4.5 miles (London Bridge from 1 hour), Tenterden 5.3 miles, Cranbrook 5.5 miles, M20 (J8 Hollingbourne) 13 miles, M20 (J9 Ashford) 13 miles, Ashford International 13 miles (London St Pancras from 36 minutes), Maidstone 14.2 miles, Tunbridge Wells 19.3 miles, Canterbury 27 miles, M25(J5) 32 miles, Gatwick Airport 43.3 miles (All times and distances are approximate).

## The Property

New House Farm is a characterful, detached family home with parts believed to have dated back to the 1750s with later additions. The property is beautifully presented throughout, offering a wealth of period features, including exposed beams, sash windows, and fireplaces.

The front door opens into a welcoming entrance hall with access to all the principal living areas. The formal dining room overlooks the front of the property with an inglenook fireplace with log burning stove. The generous-sized reception hall is divided by an exposed beam partition, leading to the triple-aspect sitting room with a fireplace and gas-fired stove.

To the rear of the property is a modern country-style kitchen/ breakfast room and conservatory with fitted wall and base units and a Rangemaster cooker; the conservatory is a charming space affording access and views out to the picturesque garden. There is also a convenient utility room with a cloakroom tucked away just behind the kitchen with a study room and walk-in pantry.

On the first floor, there are five large double bedrooms with a well-appointed family bathroom. The principal suite enjoys an attractive outlook with fitted wardrobes and an en suite with a shower. The guest suite with integrated storage, enjoys an en suite with a shower.



## Gardens and Grounds

The property is approached over a private driveway leading to the double garage with a gravelled parking area with space for multiple cars.

The gardens are a particular feature of the property and includes an enclosed private garden with paved terraces, established flowering beds and shrub borders, mature hedging, and an expanse of lawn. The property features a further area of lawn interspersed with trees and a raised vegetable bed located at the bottom on the garden. Also located at the end of the garden is a large barn, which is currently used as a fantastic leisure space with a mezzanine floor, built-in children's fort and a rock climbing wall, offering tremendous scope for more. In all, the property extends to about 0.6 acres.

## Directions (TN27 8EH)

From Tenterden Road/North Street in the centre of Biddenden, turn onto the A262 (High Street) by the grass triangle. After 0.4 of a mile, the entrance driveway to the property will be found on the right-hand side.

## Property Information

**Local Authority** Ashford Borough Council, Tel. 01233 331111

**Council Tax Band** G

**Tenure** Freehold

**Services** Mains water and electricity. Gas-fired central heating. Mains drainage. Electric underfloor heating.

**Viewings** Strictly by prior appointment with Knight Frank, LLP



**Approximate Gross Internal Floor Area**

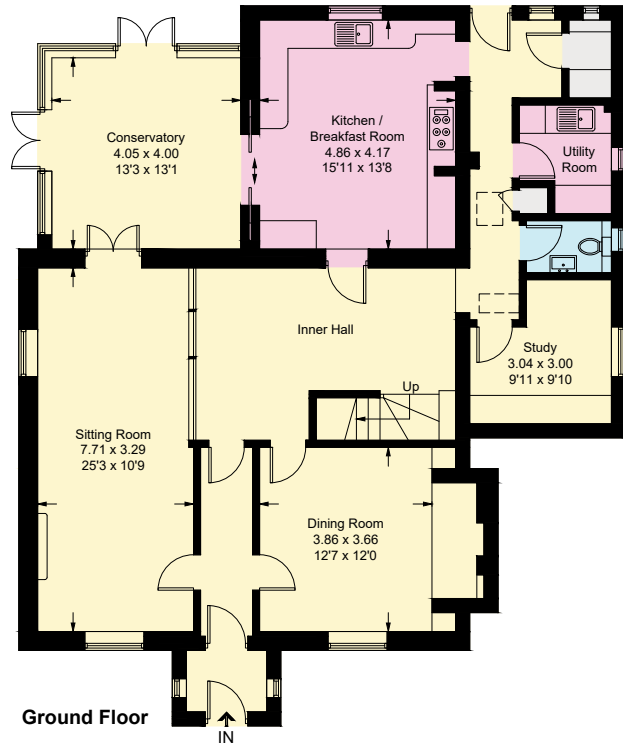
Main House = 2371 sq m / 2,552 sq ft

Garage = 36.2 sq m / 389 sq ft

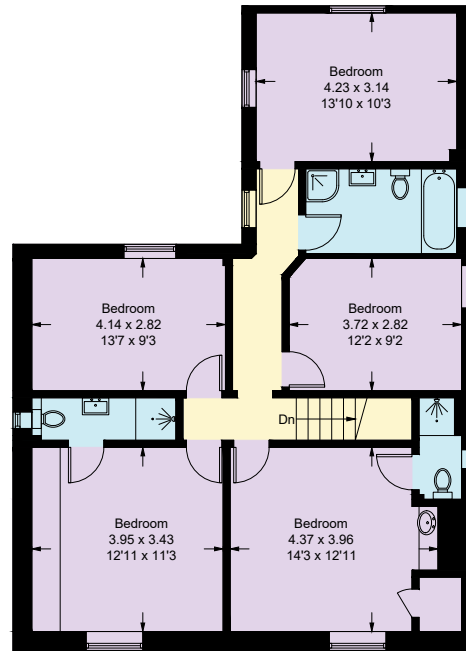
Barn = 69.1 sq m / 743 sq ft

Total Area = 342.4 sq m / 3,684 sq ft

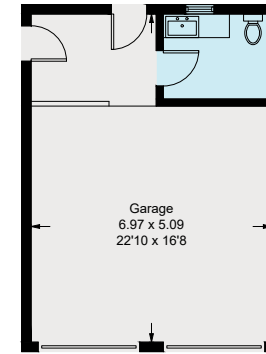
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



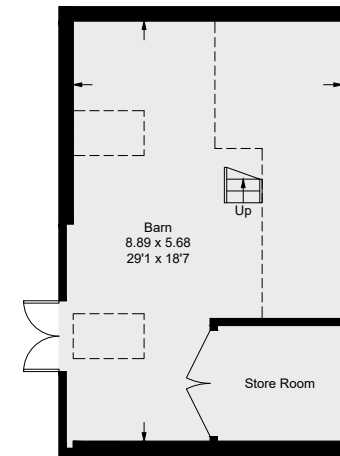
**Ground Floor**



**First Floor**

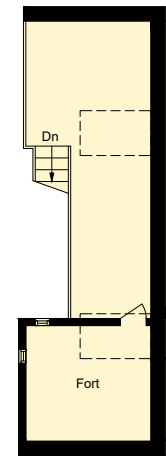


(Not Shown In Actual Location / Orientation)



**Barn - Ground Floor**

(Not Shown In Actual Location / Orientation)



**Barn - First Floor**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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