



Woodside,  
Benenden Road , Biddenden TN27 8DJ

# Woodside , Benenden Road , Biddenden , Kent TN27 8DJ Offers in excess of £895,000

Tucked away from view in the heart of the Wealden countryside, close to the picturesque village of Biddenden and the sought after towns of Tenterden and Cranbrook, is a very well kept secret called "Woodside".

On approach, you are met by a traditional concrete tiled timber framed bungalow that sits comfortably within its rural setting. It is only once you go through the house and onto the villa like balcony at the back that you fully appreciate what this property has to offer. Not only are you met by stunning views of a magical one acre garden (unmeasured), the likes of which you rarely come across, but you can also appreciate just how much potential there is for further extension / development of the site if desired (subject of course to planning).

This property also benefits from a heated outdoor pool, outbuildings, ample parking for any number of vehicles and from being within the sought after Cranbrook School Catchment Area. Viewing is highly recommended.

- Detached timber framed 3 bedroom bungalow
- Enormous potential for further extension/development (stpp)
- In all approximately one acre (tbv) garden with large pond & wooded area
  - Outdoor heated swimming pool / Outbuildings
  - Driveway providing ample off-street parking
  - Accessible rural location close to Biddenden
  - Tenterden and Cranbrook 3 & 4 miles distant
    - Cranbrook School Catchment Area
  - Mainline stations at Headcorn and Ashford

**SITUATION:** Biddenden offers good local facilities including a post office, local village store, 2 tearooms, public house, primary school, ancient church and Michelin starred restaurant. More comprehensive amenities can be found in Tenterden and Cranbrook (both less than a 10 minute drive away). The property is located just along from the renowned Biddenden Vineyards, where a small shop sells local produce and preserves.

For travel to London, the mainline station at Headcorn offers regular services (journey time just over 1 hour) and also links to Ashford with its high speed service to St Pancras (37 minutes). The area has excellent schools (both state and independent), with a well regarded primary school in the village. The property also falls within the much sought after Cranbrook School Catchment Area.

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**Warner Gray**



**DESCRIPTION** With its large plot, beautiful, landscaped gardens, swimming pool and outbuildings, this property could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy the "good life" whilst still being close to excellent amenities, schools and transport systems. Viewing is essential to appreciate all that this very diverse property has to offer.

**ACCOMMODATION** Main dwelling: This immaculately presented home, which has every comfort that anyone could wish for, has a lovely established modern country feel. The exterior reflects traditional Kentish vernacular timber framed design and sits comfortably within its rural context, however, the size of the plot and development of similar properties nearby, means that there is enormous potential for further extension or development, subject of course to the necessary permissions. Inside, this property has a warm feel, with stylish well-proportioned rooms that have been designed with modern living in mind.

The heart of this home is most definitely the lovely kitchen / breakfast room with its bespoke fitted units, large island and oil fired Sandyford range cooker.

Adjacent to this is the family dining room which has French doors that open up onto the enormous, decked balcony beyond.

There is also a large, comfortable sitting room with contemporary fireplace, a cloakroom and a conservatory, currently used as a utility / boot room. The three bedrooms are all doubles, two of them having luxury en-suites, with the principal also having a fitted dressing area.

**Detached Outbuilding:** This attractive timber building situated further down the garden from the house, is presently used as a gym and garden room, however, it could serve a number of different purposes such as a retreat, play den, guest house, studio or home office.

As it is situated close to Biddenden vineyard in a highly desirable tourist area, it could also potentially provide a viable commercial opportunity for any new owner, subject of course to the necessary permissions.

**OUTSIDE** "Woodside" is set discreetly back from the road with mature hedging and an electric gate to the front giving a good degree of privacy.

It is approached over a gravel drive where there is plentiful parking and turning for a number of vehicles. To the rear, the stunning garden which extends to circa one acre (to be verified) is breath-taking. While there are plenty of areas for the enjoyment of children, there is also much for keen gardeners and nature lovers alike to get excited about. A spectacular man made pond full of carp makes a wonderfully relaxing place to sit and contemplate, and for those who want to swim in water rather than just look at it, there is an inviting swimming pool, heated by an air source heat pump.

A large paved patio at the back of the house makes the perfect setting for al fresco dining as does the purpose built covered BBQ area and the extensive raised balcony at the back of the house which gives wonderful vistas of the garden. In contrast, at the bottom of the garden, the wooded area provides a shady glen where in the past, much loved pet pigs have been kept.

**SERVICES** Mains water and electricity. Oil fired central heating. Private drainage. EPC: tba. Local Authority: Ashford Borough Council. Council Tax Band: E.

**LOCATION FINDER** what3words: [drones.qualifier.gets](#)



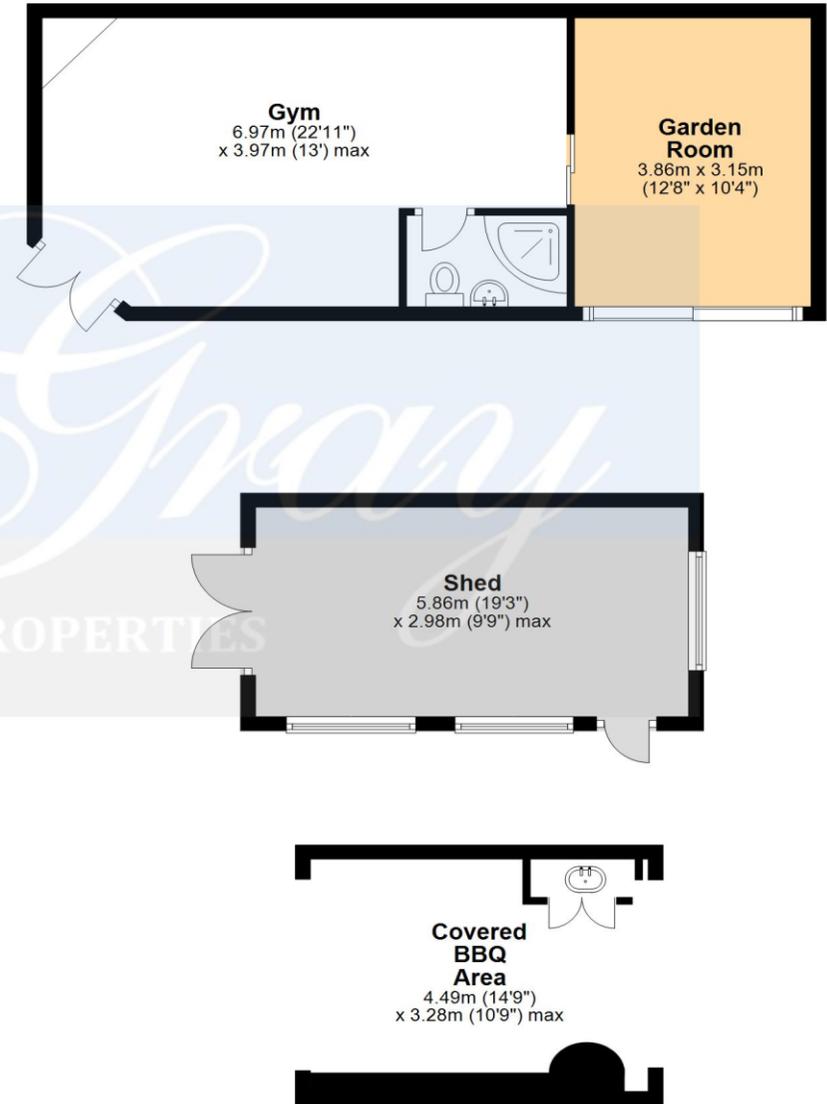
## Floor Plan

Approx. 136.0 sq. metres (1464.0 sq. feet)



## Outbuildings

Approx. 73.3 sq. metres (789.2 sq. feet)



Total area: approx. 209.3 sq. metres (2253.2 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: The attic rooms are included within the total square footage, but the eaves space is not.  
Plan produced using PlanUp.

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