



**Willow Barn,
Biddenden, Kent TN27 8DR**

Willow Barn, Bishopsden Road, Biddenden TN27 8DR Offers in excess of £800,000

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

Located along a private lane, this unique 3 double bedroom oak framed home, converted in 2019/20 to exacting standards by the current owners, offers stylish accommodation and would now make the ideal home for a buyer wishing to move straight in and enjoy living there without having anything to do. The beautiful, spacious, open plan ground floor makes this house an ideal place for entertaining family and friends, and with three good size double bedrooms to the first floor, there is plenty of room to house them.

Willow Barn is approached through electric entrance gates which lead onto a driveway where there is a good amount of parking. This property also benefits from a very private low maintenance garden and a large timber cabin which could serve any number of different purposes.

- Impressive detached modern country property
- Recently converted & extended to exacting standards
- 3 double bedrooms / bathroom / shower room
 - Tucked away very private rural location
 - Ideal for those looking to "lock up & leave"
 - Detached timber cabin with much potential
- Low maintenance garden / driveway for parking
- Short drive to Biddenden, Tenterden & Cranbrook
 - Cranbrook School Catchment / AONB
 - Mainline stations at Ashford and Headcorn

SITUATION: Willow barn is set in a peaceful, rural location just a short drive from the pretty village of Biddenden, which offers good local facilities including a post office, local village store, 2 tearooms, public house, primary school, ancient church and Michelin starred restaurant. There is also a thriving tennis and squash club, recreation ground, village hall and Millennial field, ideal for dog walkers. More comprehensive amenities can be found in the vibrant towns of Tenterden and Cranbrook (both less than a 10 minute drive away). For travel to London, the mainline station at Headcorn offers regular services (journey time just over 1 hour) and Ashford International offers the high speed service to St Pancras (journey time 37 minutes).

The area has excellent schools, both state and independent, including Biddenden Primary School, Benenden Girls School and Dulwich Preparatory School. The property also falls within the sought after Cranbrook School Catchment Area.

www.warnergray.co.uk
info@warnergray.co.uk 01580766044

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The accommodation comprises the following with approximate dimensions: OPEN PLAN LIVING AREA 42' 5" x 18' 6 max" (12.93m x 5.64m) The front door opens into this spacious, light filled room which, with its high spec kitchen / breakfast area to one end and dining / sitting area to the other, is both a functional space as well as a beautiful one. There is also certainly room for study area if desired. Stairs to first floor with understairs cupboard and door to utility.

KITCHEN: The lovely French grey shaker style kitchen is perfectly in keeping with the Scandi feel of the house. There are a range of base units, drawers and cupboards with laminate worktops and double butler sink with mixer tap. Rangemaster oven with extractor above, integrated dishwasher and space for an American style fridge/freezer. A breakfast island with storage under makes a lovely place to sit, eat, chat, drink coffee and check your emails!
Note: The whole of the ground floor is covered in a high-quality laminate flooring with under floor heating (UFH) below. The UFH is separated into three zones (open plan family room / utility / shower room), each with a separate thermostat. The system can be controlled remotely via Apps such as Hive and NuHeat.

UTILITY AREA 10' 5" x 5' 3 max" (3.18m x 1.6m) A useful area with base unit housing under floor heating controls, worktop and space for a washing machine / dryer. Worcester combi boiler. Space for cloaks and boots. External door to outside and internal door to shower room.

SHOWER ROOM A traditional style modern suite comprising: shower enclosure with sliding door and Aqualisa shower; wash basin with mixer tap; and low level w.c.

FIRST FLOOR LANDING Stairs from the ground floor lead to a light airy landing which has built-in storage cupboards and oak boarded floor. Window and velux to rear. NB: There is some restricted head height to this floor. The heating is via radiators on this floor.

BEDROOM 1 16' 2" x 12' 2 max" (4.93m x 3.71m) With its beautiful, vaulted ceiling, roof velux and windows to two sides, this charming double room is a lovely, calm place to lay your head at the end of the day. Built-in storage. High quality laminate flooring.

BEDROOM 2 18' 9" x 9' 7 max" (5.72m x 2.92m) A pretty double bedroom with vaulted ceiling, roof velux and windows to two sides. Vaulted ceiling. Oak floorboards.

BEDROOM 3 11' 1" x 10' 11 max" (3.38m x 3.33m) Currently used as a study cum snug, this third bedroom would make a good size double if required. Window to front. Vaulted ceiling. Oak boards to floor.

FAMILY BATHROOM A traditional style bathroom with claw footed free standing bath, wash basin, w.c and heated towel rail. Vaulted ceiling. Painted floorboards. Built-in storage. Window to front.

OUTSIDE Set back behind electric gates, this property is approached over a driveway which gives plentiful parking to the front of the house. The very private, low maintenance garden, laid mainly to lawn with mature hedging and trees, surrounds the house on three sides and is a peaceful haven away from the hustle and bustle of the outside world. A good size TIMBER CABIN, located to the side of the house at the rear, is the perfect garden retreat, play den, studio, workshop, home office or store. It could also be utilised for a small cottage business, subject of course to the necessary permissions. This cabin has a separate fuse box, numerous power points and is double glazed and fully insulated. There is also a timber shed which is large enough to take garden equipment and bikes etc.

AGENTS NOTE We understand that Bishopsden Road at the bottom of the lane is an adopted road and that the lane that leads up to the property is privately owned. The costs and upkeep of this are shared between the four properties that it services.

SERVICES Mains water and electricity. Underground LPG tank services the central heating and cooker hob. Fibre optic Broadband (installed in 2021). Private drainage. Local Authority: Tunbridge Wells Borough Council. EPC: D.

LOCATION FINDER what3words: calls.vans.drifter

Viewing through WarnerGray 01580 766044



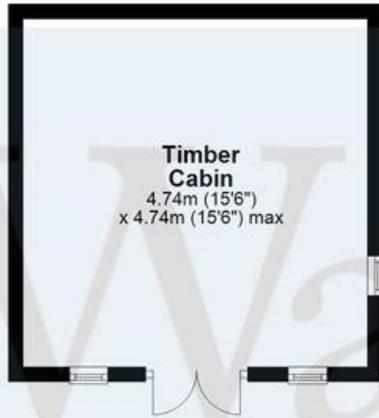
Ground Floor

Approx. 71.7 sq. metres (772.3 sq. feet)



Outbuildings

Approx. 30.9 sq. metres (332.4 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



Total area: approx. 176.1 sq. metres (1895.8 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



