

**RUSH  
WITT &  
WILSON**



**22 Glebelands, Biddenden, Kent TN27 8EA  
Offers In The Region Of £465,000 Freehold**

**Rush Witt & Wilson are pleased to offer this well-presented detached bungalow with large gardens occupying a highly sought after and quiet cul-de-sac location with-in the heart of Biddenden, being within easy walking distance of the village amenities.**

**The well-proportioned accommodation comprises of an entrance hallway, study/garden room, kitchen/breakfast room, living room with log burning stove, conservatory, bathroom and two double bedrooms, the main with an en-suite shower room and dressing room.**

**Outside the bungalow benefits from off road parking and good sized established gardens to the side and rear. For further information and to arrange a viewing please call our Tenterden office.**



**Entrance Hallway**

11'5 x 4'5 (3.48m x 1.35m)

Obscure glazed entrance door to the front elevation, wood effect laminate flooring, door leading to:

**Study/Garden Room**

11'6 x 9'3 (3.51m x 2.82m)

Window and glazed double doors to the rear elevation allowing access through to the garden, radiator, wood effect laminate flooring and doorway leading to:

**Garden Store**

10'7 x 9'10 (3.23m x 3.00m)

Electric roller garage door to the front elevation, part tiled flooring, light and power connected. Please note the garden store and study/garden originally formed part of a single garage.

**Living Room**

19' x 10'9 (5.79m x 3.28m)

Attractive box bay window to the front elevation with fitted plantation shutters, wood effect flooring, two fitted radiators, feature fireplace with slate tiled hearth and inset log burning stove. Doors to:

**Inner Hallway**

Wood effect flooring, access to loft space, fitted double storage cupboard and doors to:

**Bedroom One**

11'9 x 9'9 (3.58m x 2.97m)

Large picture window to the rear elevation enjoying a pleasant outlook over the rear garden, range of fitted full height wardrobes, wood effect flooring, radiator.

**Bathroom**

Obscure glazed window to rear elevation, fitted with a modern white suite comprising a white gloss vanity unit comprising low level wc, inset wash hand basin with fitted cupboard beneath, panelled bath with shower above and fitted screen, wall mounted heated towel rail, fully tiled walls and wood effect flooring.

**Bedroom Two**

9'8 x 8'2 (2.95m x 2.49m)

Glazed double doors to the rear elevation allowing access through to the garden, wood effect flooring, radiator, doors leading to:

**Walk-In Wardrobe**

8'10 x 4'1 (2.69m x 1.24m)

Window to the rear elevation, wood effect flooring, range of fitted rail and shelved storage.

**En-Suite Shower Room**

Fitted with a modern suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, large walk-in shower with sliding door, tile effect flooring, fully tiled walls.

**Kitchen/Breakfast Room**

10'9 x 11'9 (3.28m x 3.58m)

Fitted with a range of white gloss modern style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock effect work surface with inset stainless steel sink drainer unit, inset four burner electric hob with extractor canopy above, upright unit housing integrated oven, space and point for slimline dishwasher, space and plumbing for washing machine, space and point for freestanding fridge/freezer, cupboard housing wall mounted gas boiler, wall mounted vertical radiator, tiled flooring, window to the front elevation, glazed bi-fold doors opening through to:

**Conservatory**

12'3 x 7'4 (3.73m x 2.24m)

Fully double glazed with windows to the front, side and rear elevations, tiled flooring and glazed double doors allowing access through to the garden.

**Outside****Front Garden**

Paved driveway provides off road parking for one vehicle and access to the garden store (former single garage), to one side is an area of lawn bordered with well stocked beds planted with a mixture of shrubs and seasonal flowers and gated side access leads to:

**Rear & Side Gardens**

Established and good size rear and side gardens are a particular feature of the property benefiting from a westerly aspect to the rear, generous decked terrace abutting the bungalow offering a perfect space for outside dining and entertaining which leads to a part gravelled area with feature pond where there is a useful summerhouse and two timber

garden stores, large area of level lawn being bordered and interspersed with a mixture of well stopped beds planted with an array of mature shrubs and seasonal flowers.

**Agents Note**

Council Tax Band - D

Please note we are advised the bungalow was underpinned approximately 15 years ago.

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.

**Important Notice:**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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