

September House Tenterden Road, Biddenden, Kent TN27 8BL
Guide Price £1,250,000

Rush Witt & Wilson are delighted to offer an exciting opportunity to purchase this most attractive 1930's detached family home sitting in gardens and grounds measuring just over 8 acres (tbv) located on the outskirts of Biddenden.

The well-proportioned accommodation is arranged over two floors and comprises of an entrance porch, reception hallway, 31' x 13'8 kitchen/breakfast room, living room with log burning stove, music room with adjoining kitchenette, snug, dining room, study, cloakroom and utility/laundry room on the ground floor. On the first floor is the master bedroom with an en-suite bathroom, four further bedrooms and a shower room.

Outside 'September House' offers a generous gated driveway providing off road parking for a number of cars, a detached triple garage, solar heated swimming pool with pool house and delightful 'park like' gardens/paddocks.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this fantastic properties accommodation and impressive gardens and grounds. Cranbrook School Catchment. For further information and to arrange a viewing please call our Tenterden office on 01580 762927







Entrance Porch
5'4 x 3'5 (1.63m x 1.04m)
Entrance door to the front elevation with decorative stained glass surround, quarry tiled flooring and multi-panelled glazed door opening through to:

Hallway
13'3 x 11'6 (4.04m x 3.51m)
Spacious entrance hallway with attractive feature window to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, radiator, window to the side elevation and glazed double doors opening through to:

Living Room
22'6 x 14' (6.86m x 4.27m)
This light and airy space benefits from being triple aspect with attractive bay window to the front and windows to the side and rear elevations, feature fireplace with marble surround and inset log burning stove, two radiators, exposed floorboards and archway with steps leading to:

Music Room
18'9 x 11'5 (5.72m x 3.48m)
Double aspect with attractive feature window to the front elevation and glazed double doors to the rear allowing access through to the garden, exposed floorboards, radiator, range of recessed display shelving and door leading to:

Kitchenette
11'5 x 4'8 (3.48m x 1.42m)
Fitted with a range of wooden cupboard base units with matching wall mounted cupboards, complimenting work surface with tiled splashback and inset circular sink and drainer unit, inset four ring hob, upright unit housing integrated oven, space and point for low level appliance, tile effect flooring, window to the side elevation, access to loft storage space.

Inner Lobby
6'6 x 3'8 (1.98m x 1.12m)
Accessed off of the entrance hallway with window to the front elevation, space for coat hanging, door leading to:

Cloakroom
Fitted with a coloured suite comprising low level wc, wash hand basin with tiled splashback and tiled counter top, radiator, wood effect flooring, obscure glazed window to the side elevation.

Study
12'8 x 11'6 max (3.86m x 3.51m max)
Window and part glazed door and window to the rear elevation, fitted airing cupboard housing insulated hot water tank, range of low level fitted storage cupboards, one with display shelving above, radiator.

Snug
12'2 x 9'2 (3.71m x 2.79m)
Window to the side elevation, doorway leading through to the dining room, radiator, multi panelled glazed door leading through to:

Kitchen/Breakfast Room
31' x 13'8 (9.45m x 4.17m)
Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with tiled splashback and inset one and a half bowl sink/drainer unit, two inset four ring electric hobs both with extractor canopies above, integrated low level oven, upright unit housing integrated double oven, two integrated fridge/freezers, central kitchen island, space for table and chairs, radiator, fitted wine rack, wood effect flooring, windows to both side and rear elevations and glazed double doors allowing access through to the garden.

Dining Room
22' x 10'6 (6.71m x 3.20m)
Double aspect with attractive feature window to the front and further window to the rear elevation, two radiators, door leading to:

Rear Lobby/Boiler Room
8'9 x 5' (2.67m x 1.52m)
Window to the rear elevation, floor standing oil fired boiler and door leading to:

Laundry Room
15'2 x 9' (4.62m x 2.74m)
Window to the front elevation, fitted double base unit with work surface over and inset stainless steel sink drainer unit, space and plumbing beneath for washing machine, space and point beneath for tumble dryer, two radiators, access to loft space, space and point for further free standing appliances.

First Floor

Landing
Part galleried with stairs rising from the entrance hallway, window to the side and front elevations, access to loft space, doors leading to:

Master Bedroom
24'8 x 13'7 (7.52m x 4.14m)
Two window to the side elevation, two radiators, range of fitted full height wardrobes, fitted dressing table and door leading to:

En-Suite Bathroom
Fitted with a white suite comprising low level wc, pedestal wash hand basin, bidet, bath with mixer tap and hand held shower attachment with tiled surround, heated towel rail, radiator, tile effect flooring, window to the side elevation.

Bedroom Two
13'8 x 12'2 (4.17m x 3.71m)
Double aspect with window to the side and rear elevations both enjoying pleasant views over the garden, radiator.

Bedroom Three
13' x 12'2 (3.96m x 3.71m)
Large feature window to the front elevation, range of fitted wardrobes, radiator.

Bedroom Four
10'9 x 8'8 (3.28m x 2.64m)
Window to the front elevation, fitted wardrobe, radiator.

Bedroom Five
11'7 x 8'8 (3.53m x 2.64m)
Window to the rear elevation, wood effect flooring, radiator.

Shower Room
Fitted with a white suite comprising low level wc, free standing vanity unit with 'his and hers' countertop wash hand basins and fitted storage beneath, large walk-in shower cubicle with sliding door, part tiled walls, radiator, window to the front elevation.

Outside

Triple Garage
31' x 19'6 (9.45m x 5.94m)
Three up and over doors to the front elevation, two windows to the rear, light and power connected.

Pool House
14'5 x 10'8 (4.39m x 3.25m)
Entrance door and window to the front elevation, shower, light and power connected, door leading to:

Adjoining Filtration Room
10'8 x 4'4 (3.25m x 1.32m)
Window to the side elevation.

Front Garden
Double metal gates open to an extensive driveway with brick paved central turning area providing off road parking for a number of vehicles and access to the detached triple garage. Abutting the front of the property is a range of gravelled beds planted with a mixture of shrubs and seasonal flowers.

Rear/Side Gardens
The generous gardens and grounds are a real feature of 'September House' and are thought measure to approximately 8.06 acres in total (tbv). A generous paved patio area abuts the rear of the property offering space for outside dining and entertaining and this leads to a good size area of lawn being interspersed with a mixture of established trees and mature shrubs. There is a redundant tennis court and also a solar panelled heated swimming pool with paved surround and beyond this the remaining gardens are predominately laid to lawn with established tree lined boundaries and a five bar gate opens through to another gently sloping paddock with an area of woodland and wild life ponds to the far corner as well as a vehicular access point off of an adjoining lane to the side.

Tenterden Agents Note
Council Tax Band – G

Please Note our client is looking to place an overage clause on the land for future residential development – full details to be confirmed by our clients solicitor

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.








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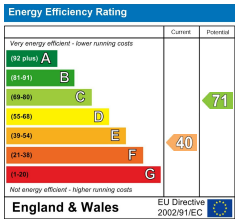


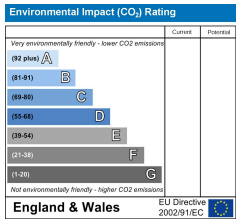
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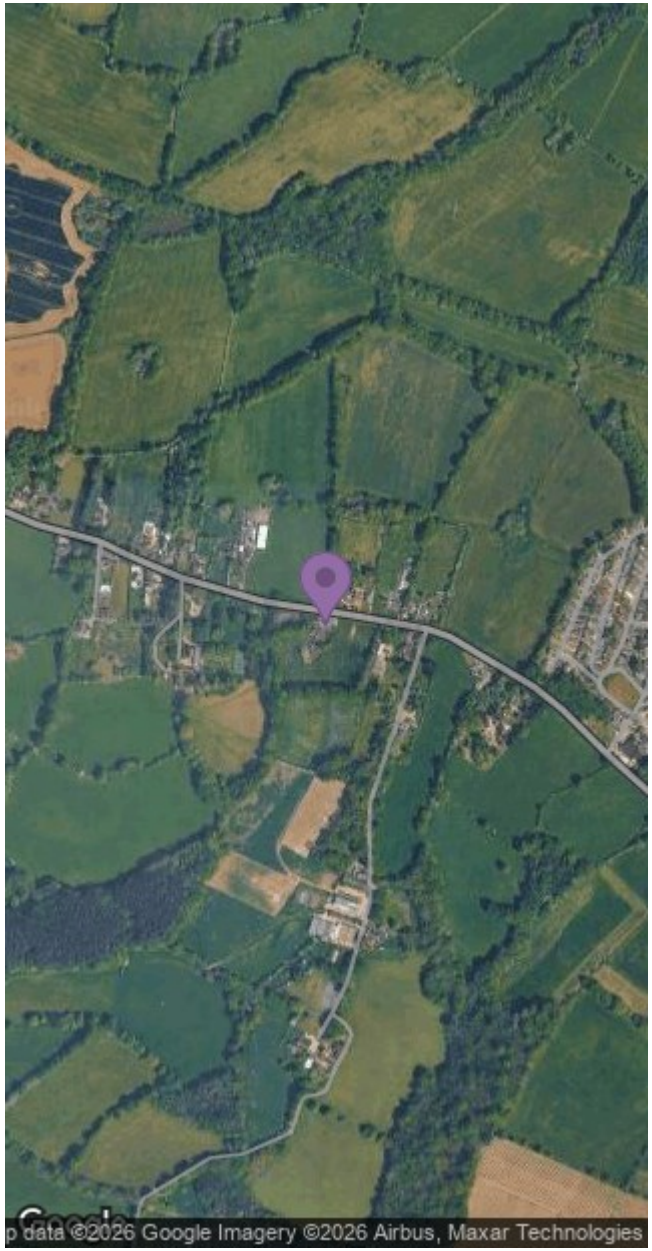




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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