



REAR VIEW

SQUIRRELS OAK

TENTERDEN ROAD | BIDDENDEN

An individual detached chalet style house circa 2004 providing well presented and proportioned 4/5 bedroom accommodation complemented by gardens and paddock, in total extending to approximately 2.25 acres, double garage and timber workshop. Cranbrook School catchment area.

Guide Price £699,950

FREEHOLD



SQUIRRELS OAK TENTERDEN ROAD | BIDDENDEN | KENT | TN27 8BL

An immaculately presented family home situated in 2.25 acres of grounds, a haven for wildlife, including two natural ponds. The land could lend itself to a variety of uses such as growing produce or diversifying into the leisure industry (subject to planning consents).

- Entrance hall
- Sitting room with Calor gas fire
- Dining room
- Fitted kitchen with granite worktops
- Utility and wet room
- Bedroom four/study
- First floor galleried landing
- Three further double bedrooms incorporating master bedroom with en-suite shower room
- Dressing room/potential bedroom five
- Family bathroom
- In and out drive way with an abundance of parking and double garage
- Gardens and Grounds extending to 2.25 acres
- Two natural wildlife ponds
- Timber summerhouse, workshop and shed

Headcorn mainline station approx. 5.5 miles distance | Tenterden approx. 3.5 miles distance.

DIRECTIONS

From the village of Biddenden proceed in the direction of Tenterden following the A262, proceed past John Page Trailers Ltd and petrol filling station on the right hand side and on, where upon Squirrels Oak will be found on the left hand side.



THE PROPERTY

Squirrels Oak is an individual detached chalet style house constructed in circa 2004 by local builders Lindsell and Hallam, presenting brick elevations set with UPVC woodgrain effect windows set beneath a pitched and half hipped tiled roof. The well presented accommodation is arranged over two floors with features including triple aspect sitting room with feature stone fireplace housing a Calor gas coal effect fire. Access to the conservatory with dwarf brick wall, UPVC woodgrain effect windows and door beneath a pitched polycarbonate roof, fitted with power and light, enjoying a fine outlook across the garden. The dining room has a sliding patio door and enjoys an aspect across the rear garden. Double bedroom four/study has a fitted wardrobe and also has access to soil pipe and hot and cold water which would enable the fitting of an en-suite wc and shower. The kitchen is comprehensively fitted with base and eye level cupboards and drawers, granite worktops, breakfast bar, inset induction four burner hob, eye level Neff fan assisted oven and grill, aspect to front. Useful cloaks/wet room fitted with white suite, Bristan Colonial integral shower.

From the ground floor rise of stairs with featured galleried landing, with oak panel doors leading off to the master bedroom with aspect to rear enjoying views out across the garden, en-suite shower fitted with a white suite and en-suite dressing room with fitted hanging rails, aspect to front with some reconfiguration the dressing room could be used as a fifth bedroom. Bedroom two enjoys a double aspect with views out across the garden and neighbouring fields, bedroom three with aspect to front.

The family bathroom is fitted with a modern white suite, including a bath with mixer tap and shower attachment.

GARDEN & GROUNDS

Squirrels Oak is approached via an in and out block paved driveway with two pairs of five bar gates, ample vehicular parking, detached double garage 5m 12 x 5m 12, fitted with metal up and over doors, power and light. The gardens and grounds are a fine feature extending to approximately 2.25 acres, comprising lawned gardens with trees including bramley apple and pear, timber workshop 6.7m x 3.65m, fitted with power and light on concrete base with both single and double doors, timber summer house 3.65m x 3m excluding the veranda. A five bar gate leads into the paddock area, instant garage 6m x 3.47m, trees include oaks, field maple, hazel and young willows, two natural ponds stocked with fish and occupied by resident moorhens and wild ducks. The whole is enclosed by a mixture of hedging and stock proof fencing.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.

Local authority: www.ashford.gov.uk

Council tax: Band F

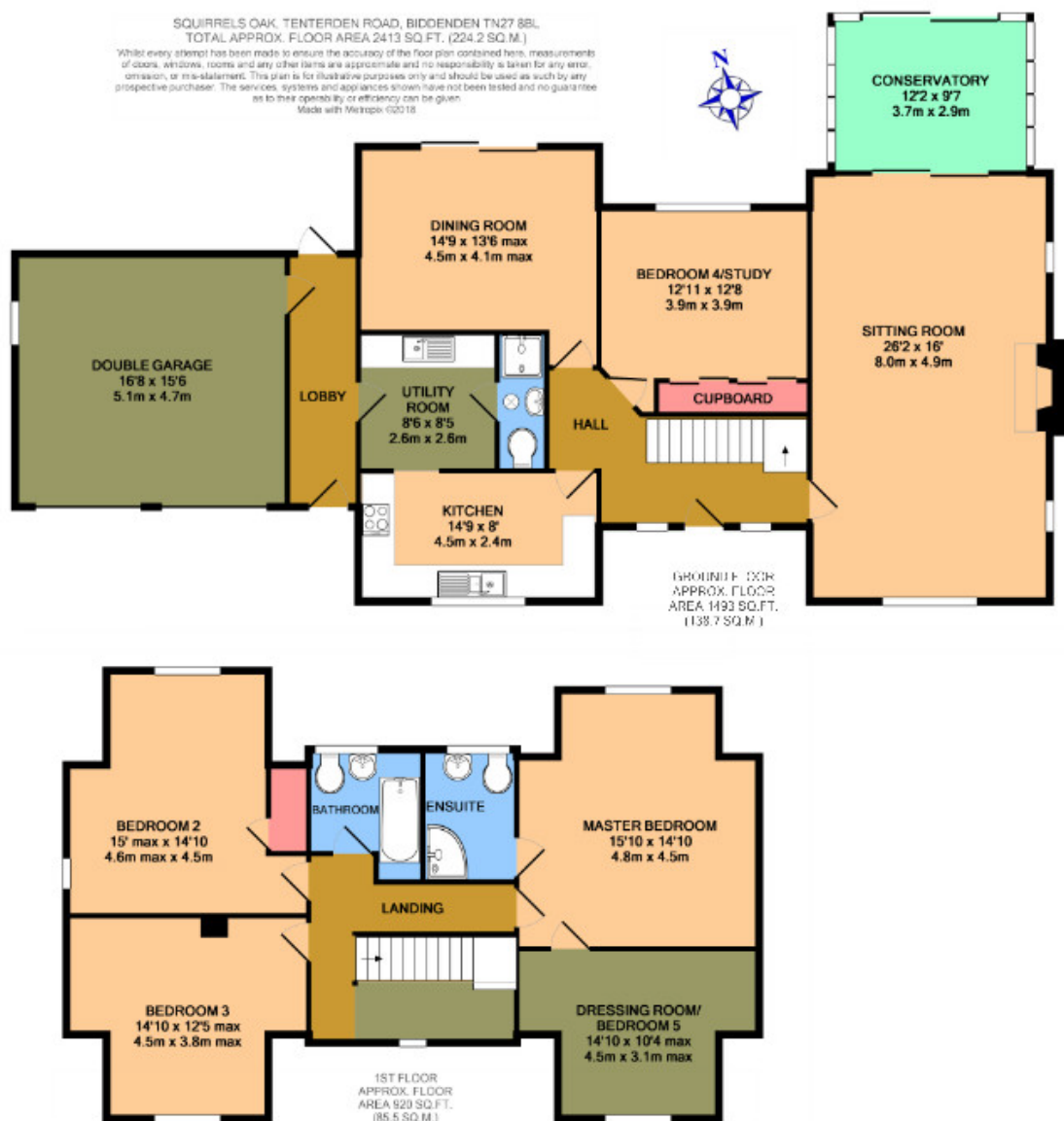
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VIEWING

By appointment with the agents.
Cranbrook Office: 01580 712888

FLOOR PLANS

For identification purposes only. The position & size of doors, windows, appliances and other features are approximate only.



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