



38 Glebelands,  
Biddenden, Kent TN27 8EA

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### Offers excess £395,000

This superbly presented three-bedroom link-detached home enjoys the best of modern living with bright accommodation with new carpets and light décor providing a welcoming, airy feel throughout. Outside, there is a pretty garden with a good size terrace ideal for summer seating and entertaining, a driveway to the front with off road parking in front of the attached store. The property stands in a popular cul-de-sac location close to the centre of this historic village and near to the ancient All Saints parish Church. Biddenden offers many local amenities including a primary school, village hall, shop, public house, sports clubs and for country lovers the Millennium Field nature and conservation area is only a short walk away. No onward chain.

- Immaculately presented throughout with open plan living space
- New carpets and light décor ideal for modern family living
- Useful attached store with off road parking to the front drive
- Popular residential cul-de-sac location
- Walking distance of the village centre and good local amenities
- Wealden towns of both Cranbrook and Tenterden just a short drive
- Nearby Headcorn railway station offers train services to London
- Many countryside walks to be found throughout the surrounding area

**SITUATION** Glebelands is a smart residential cul-de-sac found close to the ancient All Saints Parish Church in the heart of this delightful Wealden village, believed to date back to Tudor times steeped in history and famous for the story of the Biddenden Maids. The village itself offers good local facilities including a post office, local village store, tearooms, public house, primary school, various sporting clubs, ancient church and Michelin starred restaurant. More comprehensive amenities can be found in the bustling towns of Tenterden and Cranbrook (both less than a 10-minute drive away). In addition, the property is located just a short distance from the renowned Chart Hills Golf course, Biddenden Vineyards and Benenden Hospital. Headcorn station (about 4 miles away) offers regular services to London (just over 1 hour) and also links to Ashford with its high speed service to St Pancras (37 minutes). The area has excellent schools at all levels in both the state and independent sectors and is within the sought after Cranbrook School Catchment Area.



**The accommodation comprises the following with approximate dimensions:**

**GROUND FLOOR** A brick path leads to the front door opening to the **ENTRANCE HALL** with staircase leading to the first floor. Window to the front. Two useful built in storage cupboards.

**CLOAKROOM** A modern white suite comprising low level w.c. and wash hand basin.

**SITTING ROOM** 12'7 x 11'5. From the entrance hall, a door opens into a bright sitting room with large window to the front allowing an abundance of natural light. The feature fireplace with fitted electric flame-effect fire provides an attractive focal point for the room. Open through to the:

**STUDY** 8'9 x 7'7. A further versatile area with glazed sliding doors to the conservatory. Door to kitchen. Open through to

**DINING ROOM / SNUG** 11'11 x 8'11. This flexible reception room is currently used as dining room with large window overlooking the rear garden.

**KITCHEN** 11'2 x 8'4. Worksurfaces with drawers and cupboards under with matching wall mounted units, shelving and tiled splashbacks. One and a half bowl sink unit with drainer and mixer tap. Gas hob with extractor above and electric oven below. Space for further appliances. Window overlooking the rear garden. Door to:

**UTILITY ROOM** A large useful utility room with space for appliances, coats and boots. Door to the garden.

**CONSERVATORY** 9'7 x 7'2. An ideal room to relax overlooking the terrace and garden.

**FIRST FLOOR LANDING** Window to the side. Hatch with ladder to the loft area with central heating boiler. Airing cupboard with hot water cylinder and immersion heater.

**BEDROOM 1** 11'10 x 11'9. A good size double bedroom with large picture window to the front.

**BEDROOM 2** 11'9 x 9'5 max. A double bedroom with fitted mirrored sliding door wardrobe and additional storage. Window to rear.

**BEDROOM 3** 9'5 x 8'9 max. Window to the front, currently used as a study.

**BATHROOM** Modern white suite comprising low level w.c. wash hand basin with mixer tap, panelled bath with shower screen and power shower. Tiled splashbacks. Heated towel rail. Obscure window to rear.

**OUTSIDE** To the front is an open plan area of lawn. The former garage has been remodelled to extend the dining room to the rear and provide useful storage space to the front. The drive provides off road parking. To the rear is a paved terrace area providing an ideal seating area for entertaining in the summer months with space for table and chairs. There is an attractive area of lawned garden with well stocked beds and borders to the boundary providing colour and seasonal interest. Gated side entrance with space for bins etc.

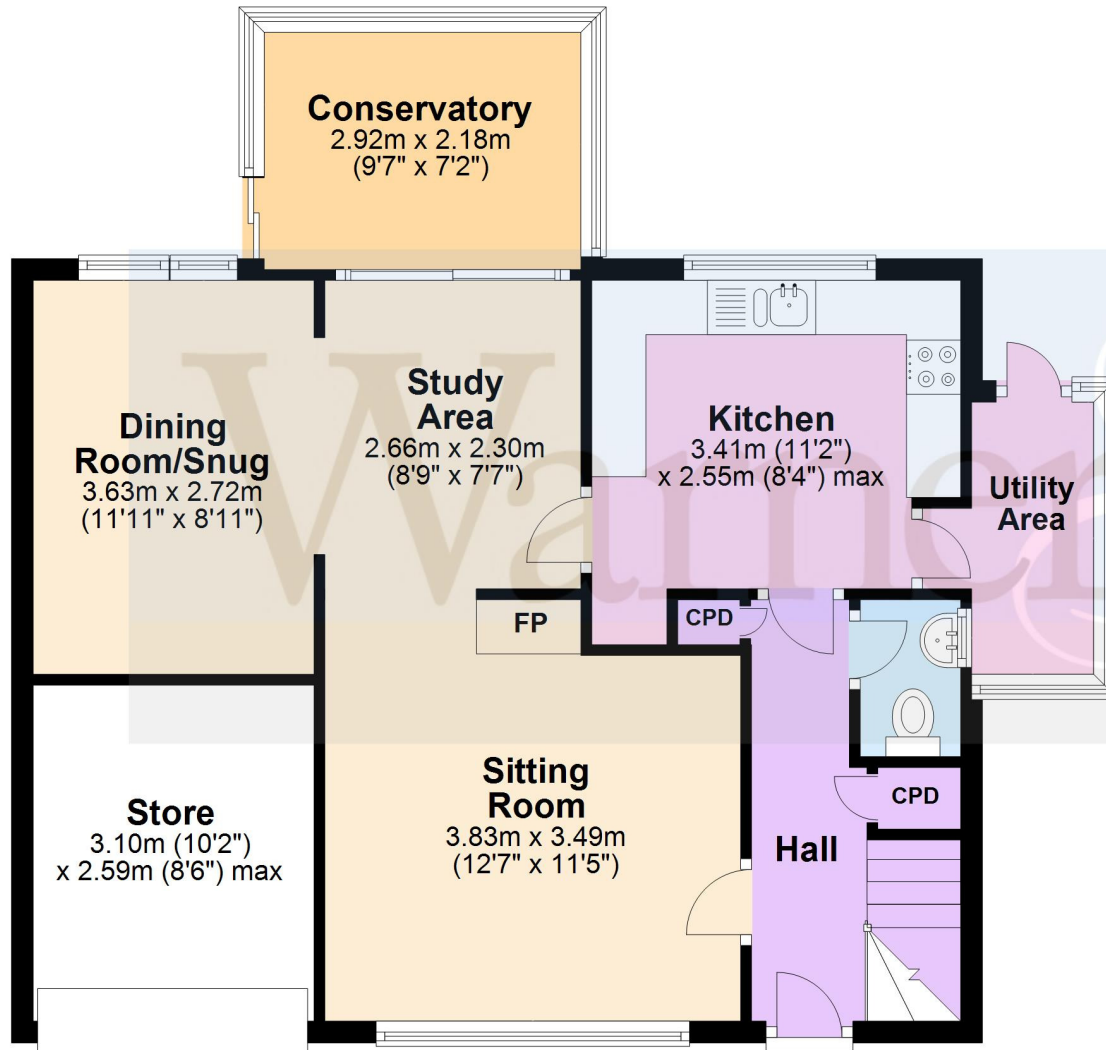
**SERVICES** Mains water, electricity, gas and drainage. EPC Rating ; C. Local Authority Ashford Borough Council band E

**Viewing through WarnerGray 01580 766044**



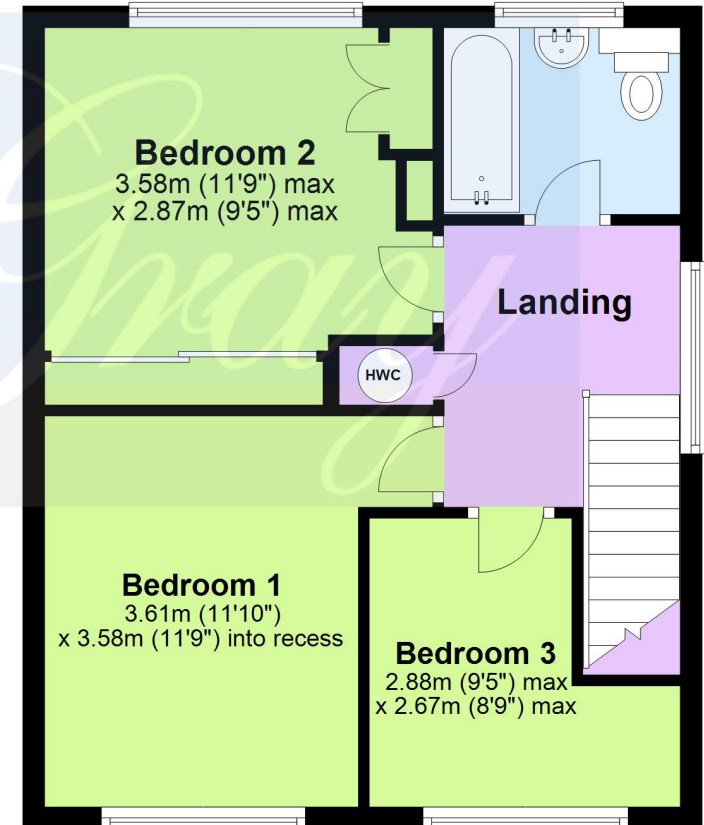
## Ground Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



**Total area: approx. 110.3 sq. metres (1187.3 sq. feet)**

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.

Plan produced using PlanUp.



