

HUNTERS®
HERE TO GET *you* THERE

BIDDENDEN ROAD, ST. MICHAELS

The Rosary, Biddenden Road, St. Michaels, Tenterden, TN30 6TA

Guide Price £650,000 - £700,000

4 1 2

GUIDE PRICE £650,000 - £700,000. A deceptively spacious detached bungalow with flexible accommodation offering four bedrooms, two reception rooms, kitchen/breakfast room, garage and outbuildings, positioned on a plot of approximately 0.5 acre with mature garden and a rural outlook, located on the outskirts of the popular village of St. Michaels, just a short drive from village amenities, local schools and the nearby Tenterden High Street.

D

This charming property dates back to the 1920's, retains many of the original features, and comes to the market for the first time in over 40 years. The flexible accommodation offers an entrance porch leading to a long hall with traditional 1920's decorative features, leading on to a double aspect lounge with feature bay window and fireplace with open fire and a further sitting room with feature fireplace and French doors out to the garden.

The hall leads on to four bedrooms which offer flexible use, a family bathroom, and the kitchen breakfast room, fitted with a range of shaker style wall and base units, integrated single oven and hob with extractor above.

The Rosary boasts a stunning garden which is a real feature of the home. Set on a plot of approximately half an acre, multiple beds are filled with a variety of mature trees, shrubs and plants which create interest within the garden.

To the side of the property is a gravelled area with pergola whilst to the rear is a large, partially covered patio area offering the perfect space for entertaining and enjoying views over the garden and countryside beyond. The two storage rooms are accessed from the covered patio, and a gate leads out to the large driveway leading on to access into the double garage, all with power and light. The generous driveway with five-bar gate offers parking for multiple vehicles.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

The Rosary is located within easy access to St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants.

The property is ideally situated for a range of schools including St Michaels, Biddenden and High Halden Primary Schools, Tenterden Infant and Junior Schools, and Homewood Secondary School with bus services available to the nearby boys and girls grammars in Ashford.

Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).

Tenure – Freehold
Council Tax Band – F
EPC Rating – D
Services – Mains Water and Electricity with Private Drainage
Heating – Oil Central Heating
Broadband – Average Download Speed 73 Mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low













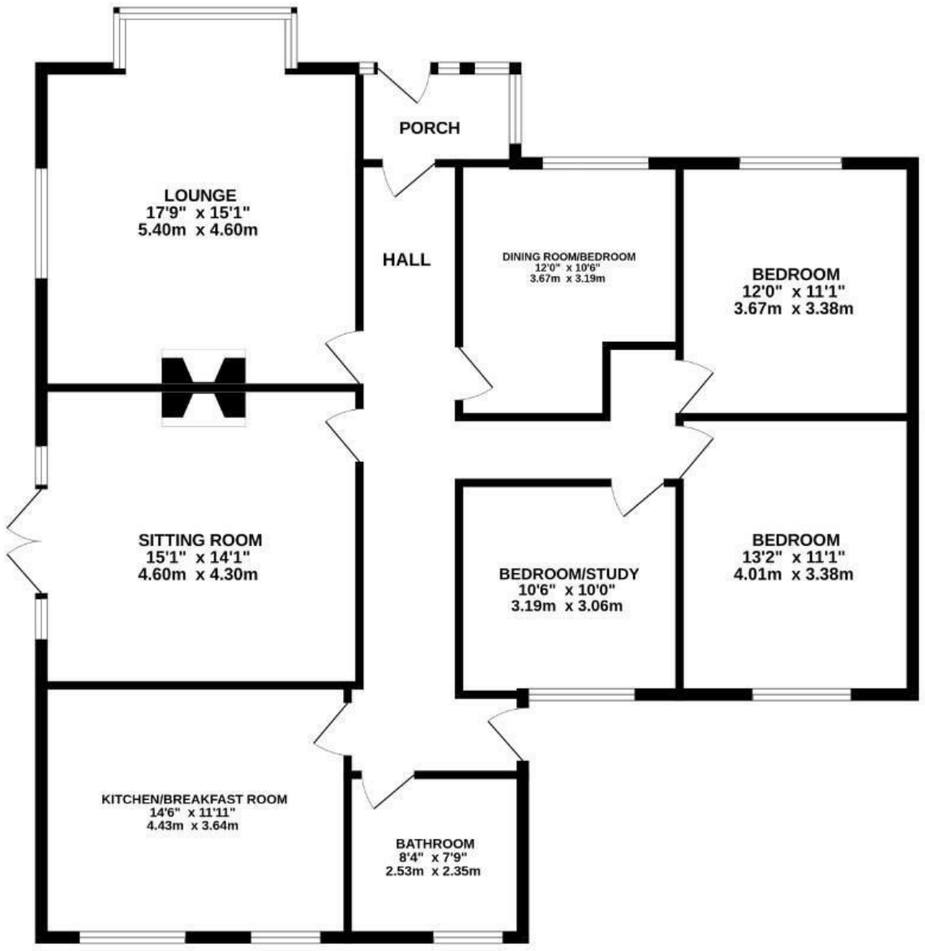






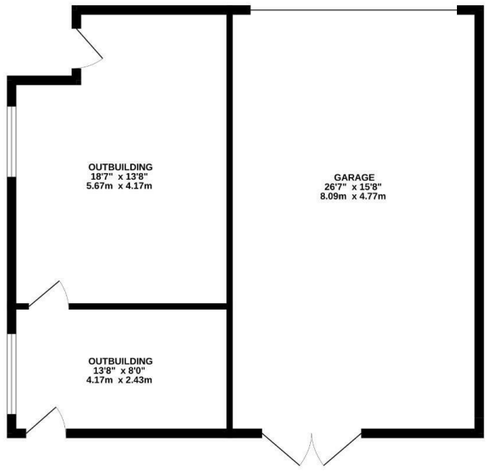


GROUND FLOOR
1413 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.2 sq.m.) approx.

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.
Made with Metropix ©2029.

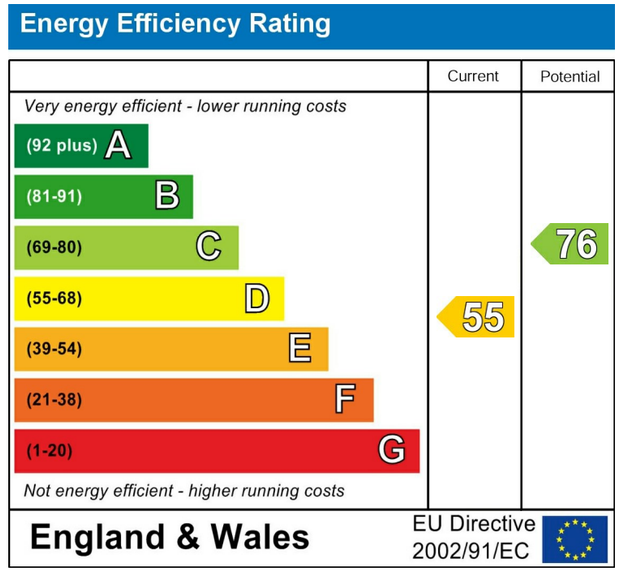


TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

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.
Made with Metropix ©2020.

- ATTRACTIVE DETACHED FOUR-BEDROOM BUNGALOW
- DECEPTIVELY SPACIOUS
- KITCHEN/BREAKFAST ROOM & TWO FURTHER RECEPTION ROOMS
- FLEXIBLE ACCOMMODATION
- 0.5 ACRE PLOT WITH MATURE GARDEN AND RURAL OUTLOOK
- CHARACTER FEATURES
- DETACHED DOUBLE GARAGE & STORAGE OUTBUILDINGS
- GENEROUS DRIVEWAY

Tenure: Freehold
Council Tax Band: F



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®
HERE TO GET *you* THERE

102 High Street, Tenterden, TN30 6HT Tel: 01580 763278
Email: tenterden@hunters.com