

SMARDEN

KENT



Bell Lane
Smarden
Kent
TN27 8PD

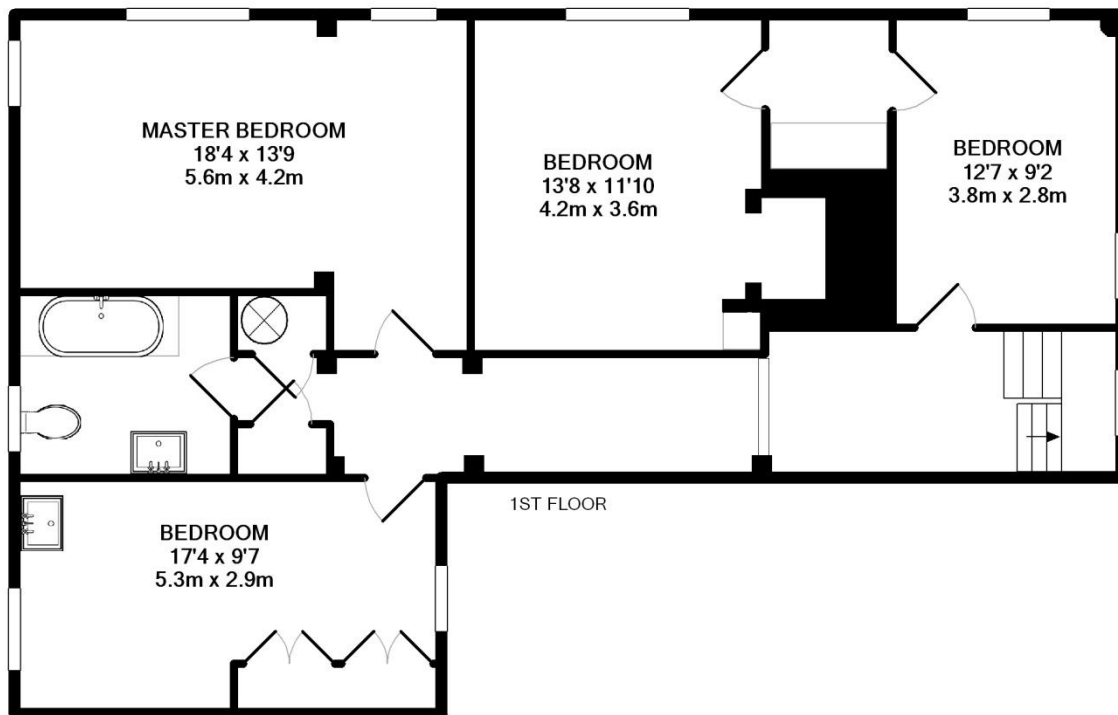
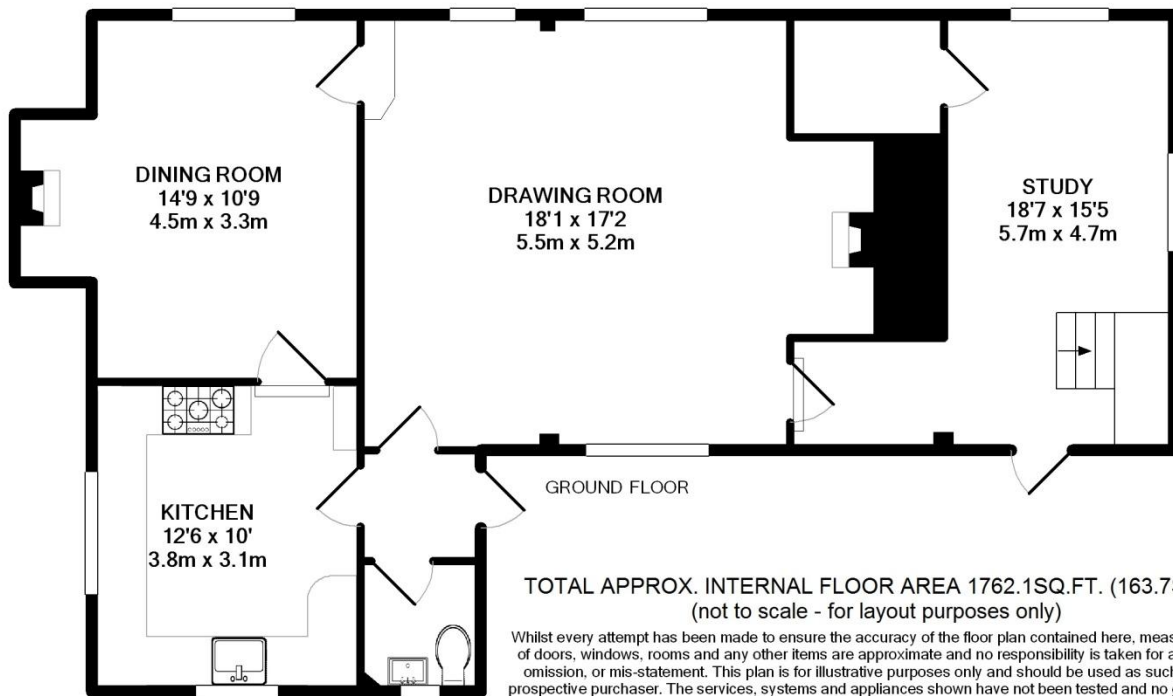
Located on a rural country lane, on the outskirts of Smarden, this stunning Grade II Listed Farmhouse, in the style of a Wealden hall house, sits in the centre of its well manicured gardens.

Sitting within the centre of the gardens, which are enclosed with a hedge and laid to lawn bordered with mature well stocked flower and shrub beds and a pretty pond which occupies one corner of the garden. Accessed through the garden to the rear there are two enclosed paddocks totalling approximately 4 acres. A gated driveway provides ample off road parking.

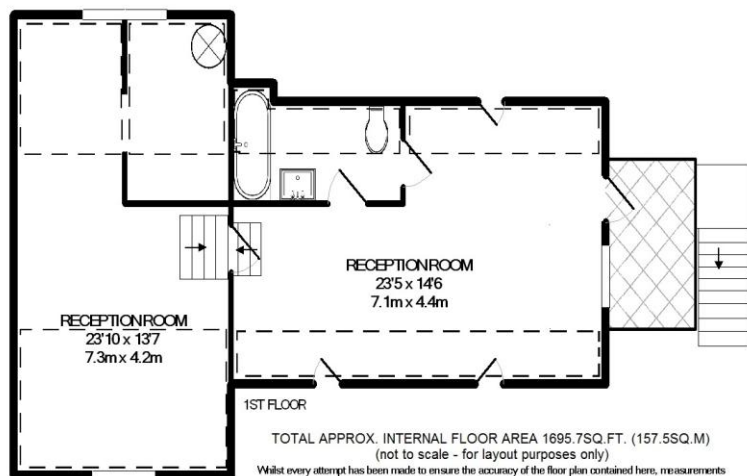
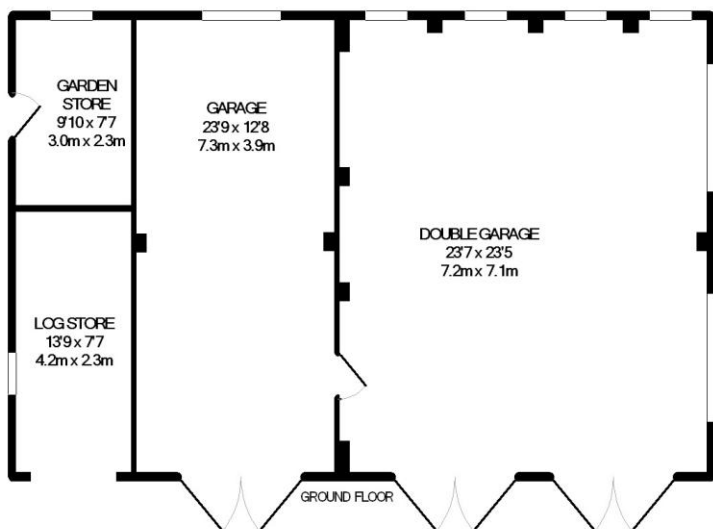
- Stunning Grade II Listed Farmhouse
- Drawing Room with Inglenook
- Dining Room with Inglenook
- Double Aspect Kitchen
- Snug/Study
- Double Aspect Master Bedroom
- Three Double Bedrooms
- Family Bathroom
- Stunning Gardens approx 0.75 Acres
- Two Paddocks Approx. 4 Acres
- Triple Garage with Accommodation
- Planning Permission for Holiday Let











TOTAL APPROX. INTERNAL FLOOR AREA 1695.7 SQ. FT. (157.5 SQ. M)
(not to scale - for layout purposes only)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SERVICES

Mains electricity and water. Private drainage. LPG for cooking. Oil fired central heating.

Ashford Borough Council - Council Tax Band G

Ashford Borough Council Planning Reference
Numbers 08/01571/AS and 08/00412/AS

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