



'Our Focus Determines Your Reality'



Smarden Bell Lane
Smarden
Kent
TN27 8PP



Entrance Hall * Drawing Room * Dining Room * Sitting Room * Study
Kitchen/Breakfast Room * Utility Room * Cloakroom

Master Bedroom with Ensuite * Three Double Bedrooms, All Ensuite
Two interconnecting Double Bedrooms * Shower Room

Oast House * Sitting/Dining Room * Kitchen
Two Double Bedrooms, One Ensuite * Shower Room

Gardens and Grounds approx. 9.3 Acres * Off Road Parking
Storage Barn * Recreational Barn * Swimming Pool



STRIKING GRADE II LISTED COUNTRY HOUSE

Situated on the outskirts of Smarden, this striking Grade II Listed country house is believed to date, in part, from the mid. 16th century. Later extensions have utilized reclaimed materials including a 'dragon beam', Bethersden marble and an ornate stone fireplace.

Full of character, the accommodation consists of a double height entrance hall with butterfly staircase to a galleried landing, a drawing room with doors to the garden, triple aspect dining room, double aspect study, triple aspect sitting room with fireplace, spacious kitchen/breakfast room, utility room and a cloakroom on the ground floor.

Accessed via two separate stair cases, the first floor consists of a principal bedroom with ensuite bath and shower room and walk-in dressing area and three further double bedrooms, all ensuite.

A staircase leads to the second floor and a further two interconnecting double bedrooms and a shower room.



Gates open onto a gravel drive which provides ample off road parking.

Bordering the parking there is a detached oast consisting of a sitting/dining room, a fitted kitchen and two first floor double bedrooms, one ensuite, and a shower room.

There is also a stunning, unconverted thatched barn which currently consists of various storage areas and has scope to convert (subject to planning permission).

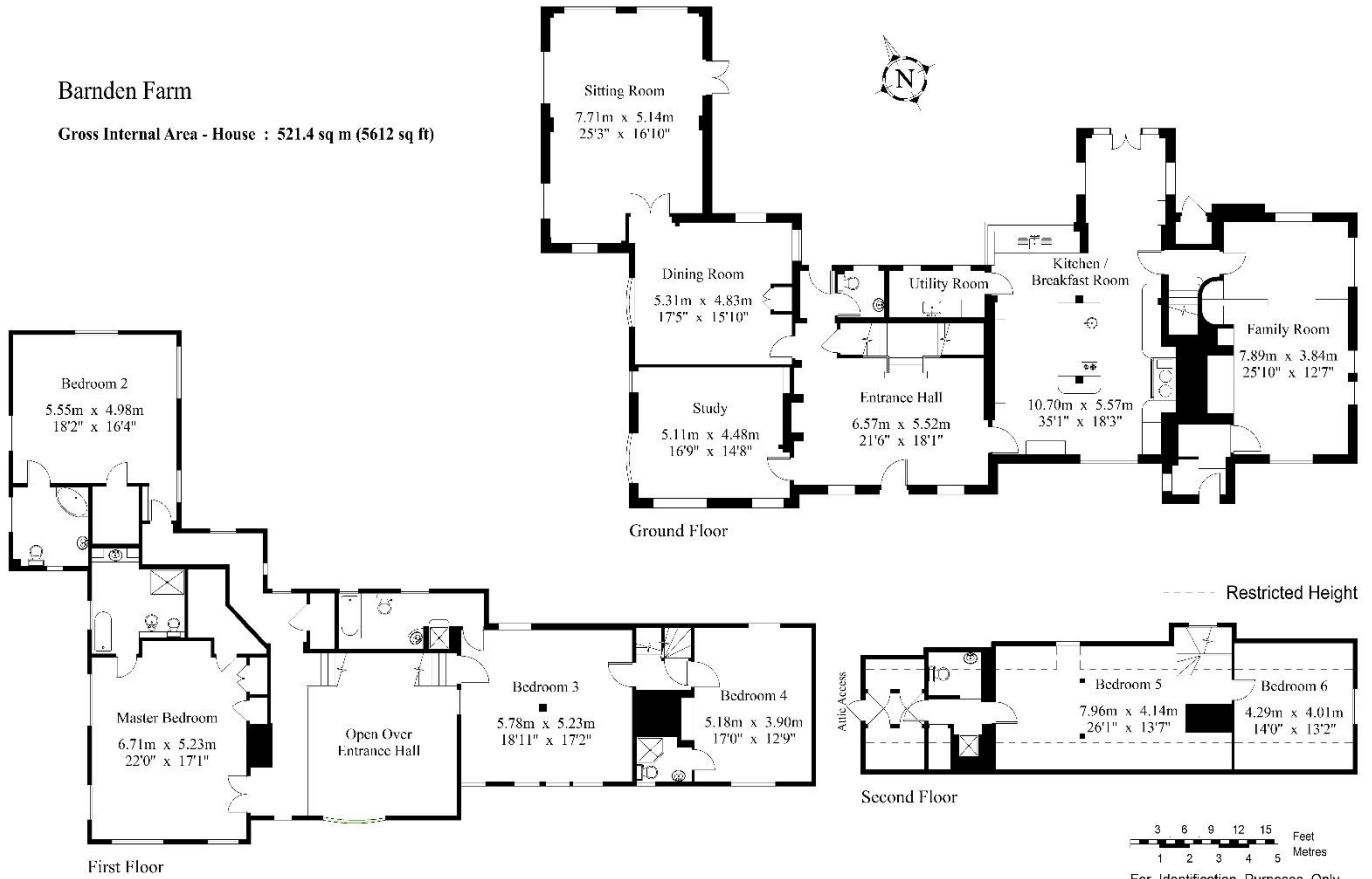
The garden is partially walled, laid predominantly to lawn and wraps around the property. There are a variety of specimen trees and well stocked flower and shrub borders. Within the garden there is a recreational open barn with fireplace, kitchen and BBQ area ideal for outside entertaining. A heated swimming pool sits within an enclosed paved terrace. There are two fields adjoining the gardens, an area of orchard and a pond.





Barnden Farm

Gross Internal Area - House : 521.4 sq m (5612 sq ft)







SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

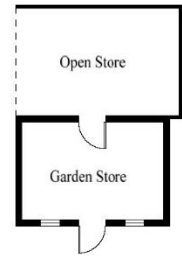
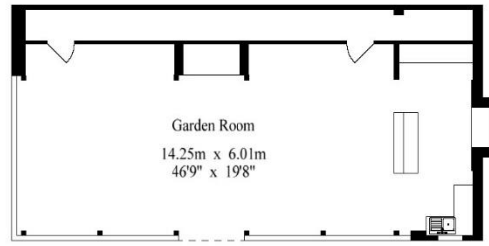
SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

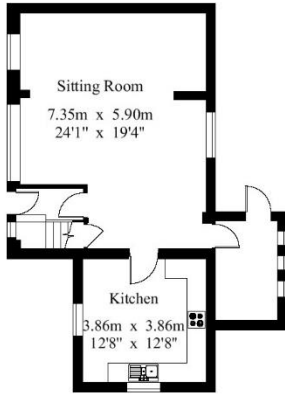
Main line stations are available at Headcorn some 10 minutes' drive and Ashford International with the fast link to London some 20 minutes' drive.

Barnden Farm

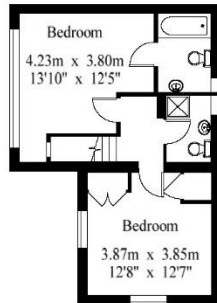
Gross Internal Area - Oast : 111.4 sq m (1199 sq ft)
 Gross Internal Area - Barn : 174.8 sq m (1881 sq ft)
 Gross Internal Area - Garden Room : 101.9 sq m (1096 sq ft)
 Gross Internal Area - Garden Store: 31.8 sq m (342 sq ft)



Oast

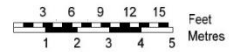
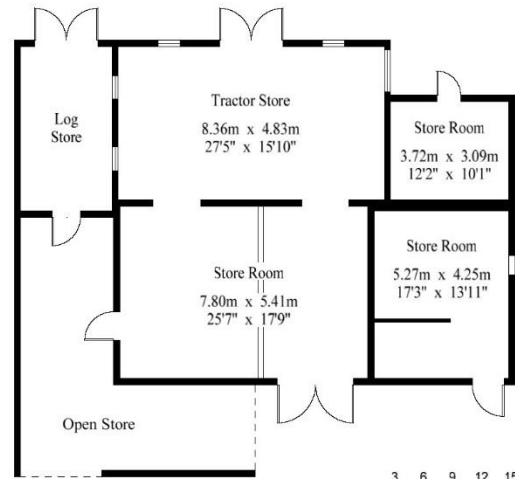


Ground Floor



First Floor

Barn



For Identification Purposes Only.
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SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band Farmhouse H
 Oast E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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