

SMARDEN

KENT



Occupying a country lane location in Smarden, this Grade II Listed Wealden Hall House exhibits many period features from wood panelling to red brick floors, a stunning inglenook to exposed beams.

The accommodation consists of a drawing room with wood panelling and an inglenook fireplace, a family room with log burner which leads to a study, a farmhouse style kitchen/dining room, a utility room, boiler room and cloakroom on the ground floor. Two staircases lead to the first floor where there is a master bedroom with open fireplace, a double bedroom with adjoining bathroom, a further bedroom, a dressing area and a family bath and shower room. A staircase then leads to the second floor where there is a split level double bedroom and a large area of storage.

Outside the property is surrounded by its own grounds. A path dissects the front garden which is laid to lawn interspersed with well stocked flower and shrub beds, there is also an enclosed pond. The remainder of the garden and grounds are laid to lawn and play host to a variety of mature trees. The property also benefits from a detached listed barn which is currently used for storage. There is an electric gate that leads to ample off road parking.

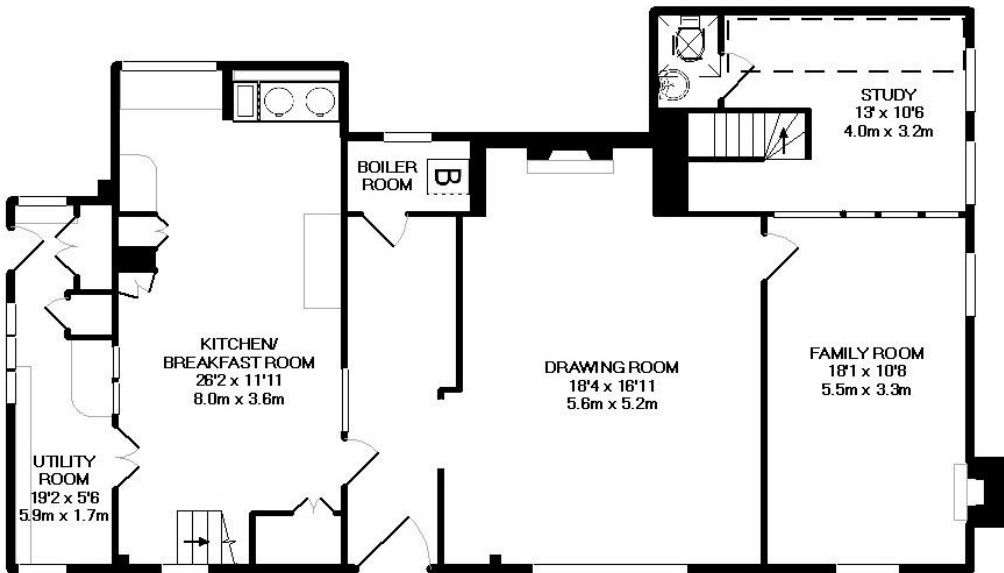
- Grade II Listed Wealden Hall House
- Wood Panelled Drawing Room with Inglenook Fireplace
- Family Room with Log Burner
- Study, Utility Room, Cloakroom and Boiler Room
- Farmhouse Style Kitchen/Dining Room
- Master Bedroom with Fireplace
- Two Further Bedrooms and Two Bathrooms
- Split-Level Double Guest Bedroom
- Gardens and Grounds of Approximately 2.5 Acres
- Useful Outbuilding with Potential to Develop Subject to Planning
- Ample Off Road Parking











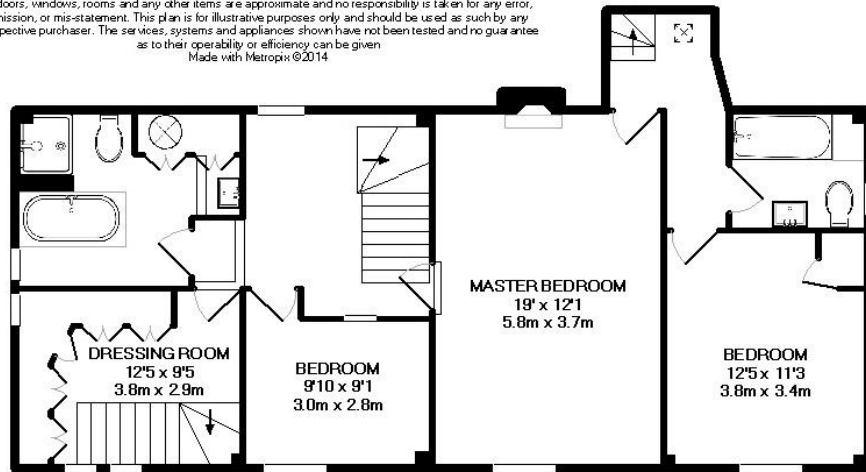
GROUND FLOOR

TOTAL APPROX. INTERNAL FLOOR AREA 2319.6SQ.FT. (215.5SQ.M)

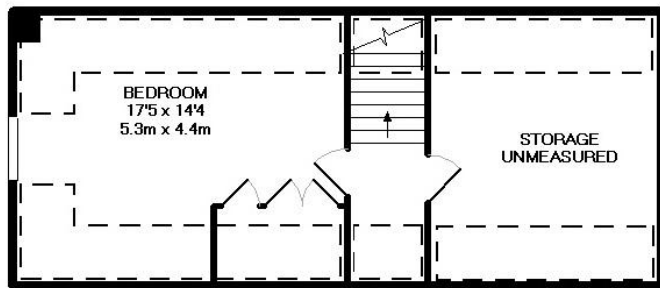
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

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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1ST FLOOR



2ND FLOOR







SERVICES

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

Ashford Borough Council - Council Tax Band G

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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