

# SMARDEN, KENT









## Impressive Grade II Listed Farmhouse

Drawing Room \* Sitting Room \* Dining Room \* Study \* Orangery  
Kitchen/Breakfast Room with Scullery \* Utility Room \* Cloakroom

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Master Bedroom with Ensuite Bath and Shower Room with Dressing Area  
Five Further Double Bedrooms \* Two Family Bath and Shower Rooms

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Delightful Manicured Gardens with Terrace \* Swimming Pool \* Pool House  
Tennis Court \* Garage \* Garden Store

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Hamden Grange is a handsome Grade II listed house which is believed to date back to c1600, with later additions. Situated down a private lane, this stunning property sits within beautifully manicured gardens on the outskirts of the sought after Village of Smarden.

This impressive and charming property occupies a rural yet not isolated location with views across its gardens and beyond to open farmland.

With views from every window, the accommodation consists of a double aspect drawing room with open fireplace at each end, a double aspect dining room with wood burner, a triple aspect sitting room with door to the garden, a wood panelled study, a utility room, a cloakroom and a kitchen/breakfast room with scullery on the ground floor. Beyond the study there is an orangery and internal access to the garage with access through to the greenhouse.

On the first floor there is a master bedroom with ensuite bath and shower room with dressing room, three further double bedrooms and two family bath and shower rooms. A staircase leads to two further double bedrooms on the second floor.

Outside the stunning manicured garden compliments the house. A gravel drive lined with hedgerow, trees and shrubs leads to a turning circle in front of the house. The garden is laid to lawn with ornate box hedging, flower and shrub beds and a variety of mature trees. Within the garden there is a swimming pool surrounded by a stone terrace, a tennis court and a number of ponds, a pool house and garden store.



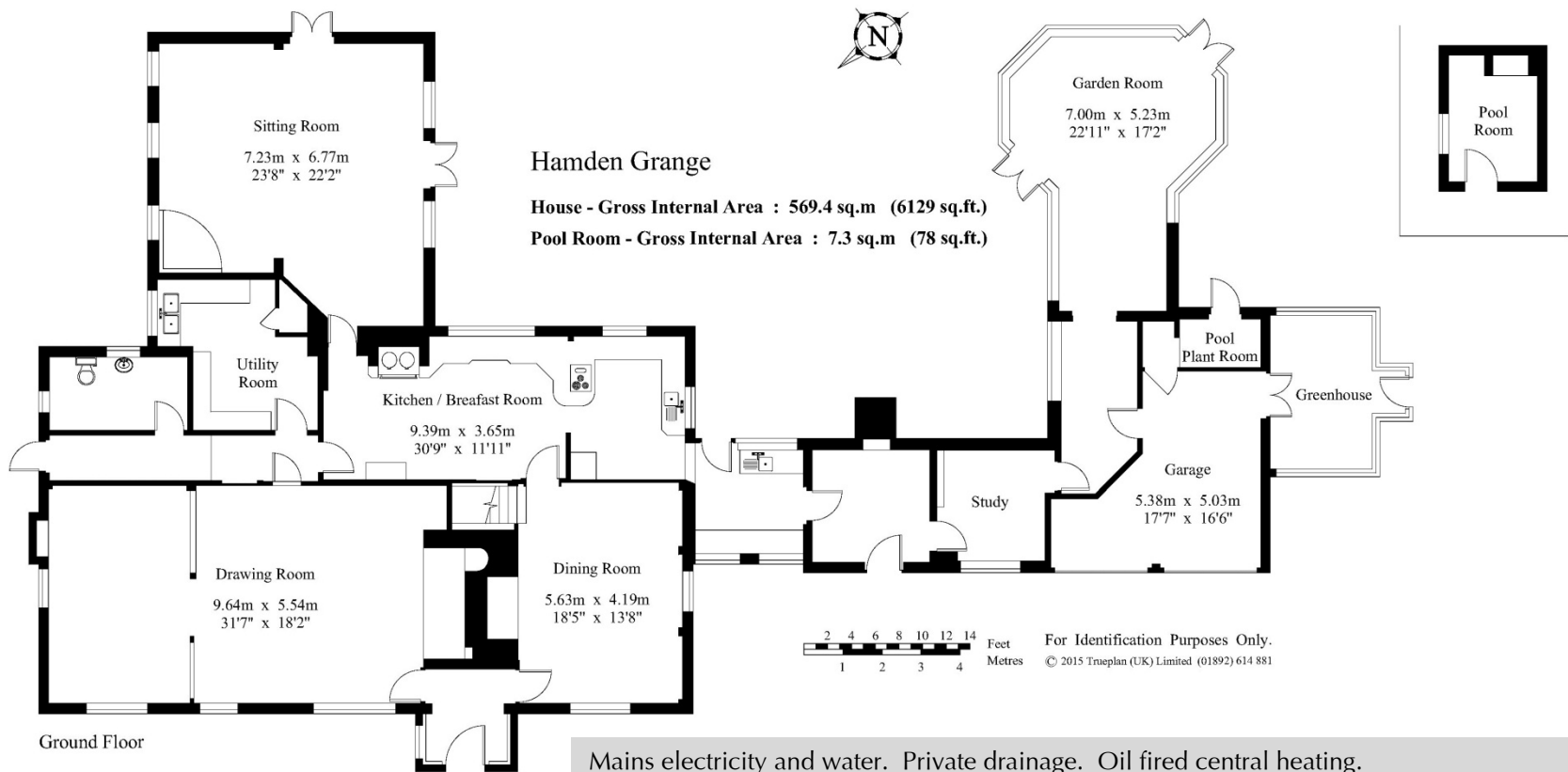




This stunning house is situated within a short drive to the village of Smarden with local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

As well as the local school there are a number of well regarded public and state schools available in the area.

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



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

EPC Rating: n/a

Ashford Borough Council - Council Tax Band H

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

