

SMARDEN KENT





SMARDEN BELL LANE, SMARDEN, KENT TN27 8PP

Striking Grade II Listed Country House

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

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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 master 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 where there are a further two interconnecting double bedrooms and a shower room. There is also access to the partially boarded attic storage.

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.



Smarden is a delightful village, it is a small rural medieval Weaving Village with around 200 buildings of architectural and historical note dating from the 4th Century.

Smarden enjoys traditional village amenities including a Butcher, Post Office, Art Gallery, Public House/Inn, School, Village Hall and St Michaels Church. The village enjoys a vibrant and active community life.

There are many excellent state and public schools within the area.

Headcorn is the nearest mainline station, approximately 3 miles from Smarden offering a service to Charing Cross and Cannon Street.

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

EPC Rating: n/a

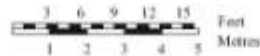
Ashford Borough Council - Council Tax Band Farmhouse H
Oast E

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



Ground Floor

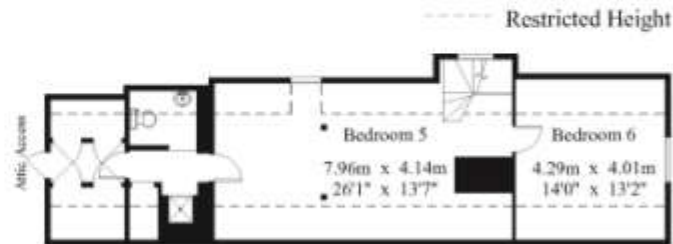
Gross Internal Area - House : 521.4 sq m (5612 sq ft)



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First Floor



Second Floor

Barden Farm

Gross Internal Area - Out: 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)



0 2 4 6 8 10 12 14 16 18 20 Meters
 0 2 4 6 8 10 12 14 16 18 20 Feet
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