

Berenden Park



High Halden
Kent







Berenden Park

High Halden,

Kent TN26 3LJ

An imposing country house providing excellent equestrian and leisure facilities in a stunning rural location

Entrance Hall, Drawing Room, Study, Kitchen/Dining Room, Utility Room, Boiler Room with Store above and two Cloakrooms.

Master Bedroom Suite with Dressing Room and En-Suite Bathroom, three further Bedrooms with En Suite Shower Rooms.

Extensive Garaging.

Guest Lodge incorporating Sitting Room, Conservatory, Study, Kitchen, Dining Room, Utility Room, Cloakroom, Bedroom and Bathroom.

Swimming Pool Complex with Pump Room and Shower Room, Games Room. Substantial Outbuilding including Offices and Stores. Stable Block including three Stables, Hay Store and Tack Room. Manège.

Set in Gardens and Grounds including Ponds and Paddocks of approximately 55 acres.



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- **Comprehensive Shopping:** Ashford (8 miles), Tenterden (4 miles), Tunbridge Wells (24 miles) and Hastings (23 miles)
- **Mainline Rail Services:** Ashford International Station (9 miles) and Headcorn (9 miles) to London Bridge, Cannon Street and Charing Cross with current journey times of approximately 1 hour 24 minutes and 1 hour 10 minutes respectively. The proposed High Speed Service, set to be introduced in December 2009 will significantly reduce the journey time from Ashford into London (estimated to be under 40 minutes)
- **Communications:** Access via the M20 to Dover, Folkestone and Ashford's Channel Tunnel Terminus and the M25 for Gatwick and Heathrow Airports
- **Primary Schools:** High Halden, Tenterden, St Michaels and Bethersden
- **Private Schools:** Ashford School, Dulwich Preparatory at Cranbrook, Marlborough House at Hawkhurst, Benenden and Sutton Valence
- **Grammar Schools:** Highworth Girls Grammar School and Norton Knatchbull Boys Grammar School at Ashford
- **Leisure Facilities:** The Stour Centre at Ashford, Tenterden Leisure Centre and Eastwell Manor at Boughton Lees. Golf at Chart Hills, Biddenden or Ashford Golf Club. Sailing and watersports at Rye

SITUATION

Berenden Park is located within secluded gardens and grounds in the heart of the Kent countryside. The property is surrounded by its' own land and glorious views may be appreciated from the property.

The property is situated close to the pretty Wealden village of High Halden with its' range of local shops, primary school and public house. The historic Cinque Port town of Tenterden is only 4 miles distant. Known as 'The Jewel of the Weald', Tenterdens' picturesque tree lined high street benefits from an interesting selection of boutiques, shops and restaurants. With good access to the motorway network and Ashfords' International station providing frequent fast rail services, Berenden Park is well placed for access to London and the coast.

DIRECTIONS

From our Cranbrook office take Waterloo Road to the Wilsley Pound roundabout, turning right towards Ashford and Tenterden on the A229. Proceed along this road to the centre of Biddenden and turn right onto the A262. Continue along this road until you reach the t-junction and turn left onto the A28 Ashford Road. Follow the road, passing through the village of High Halden. About a mile from the Chequers Inn and just after 'The Martins' on the right hand side the entrances to Berenden Park will be found on the left.

From the M20 (Junction 9) proceed west on the A28 towards Tenterden. Continue through Bethersden passing The Bull public house on your right and the entrance to Berenden Park will be found after approximately one and a half miles on the right hand side, just before 'The Martins' on the left.

DESCRIPTION

Berenden Park is an imposing country house with external elevations of oak inset with colour-washed rendering and reclaimed brick under a Kent peg tiled roof. The property has been constructed to a high specification using modern building techniques in a traditional manner. Berenden Park offers generously proportioned accommodation with state of the art facilities incorporating

contemporary and traditional design features. No expense has been spared and the attention to detail results in a well designed and impressive country residence.

The property is approached through electrically operated wrought iron gates with video gate entry system interfaced to the VCR security system. This leads to a further electrically operated wrought iron gate and a gravel drive leading to a substantial parking and turning area in front of the extensive garaging, culminating in a carriage sweep to the front of the house. The property has been installed with the most up-do-date equipment including a Bang and Olufson sound system, air conditioning and a Cat 5 wiring lutron system.

Ground Floor

A striking stone portico with two scrolled columns to either side and a wide oak front door welcome you to Berenden Park.

This leads you to the **Reception Hall**. The impressive entrance door is set within a bay providing magnificent countryside views. Doors to the principle reception rooms lead off and stairs rise to the first floor lit by floor level spotlights. Striking limestone flooring. Access to **Main Cloakroom** with low level wc and wash hand basin set in marble surround.

The magnificent triple aspect **Drawing Room** benefits from a substantial brick inglenook fireplace with a stone lintel over and wood burning stove. Corner cupboards include space for a plasma television. French doors housed within a bay provide access to the stone terrace and gardens with attractive views beyond.

Rich mahogany bookshelves and cupboards adorn the **Study**. French doors lead to the secluded central courtyard.





Attention to detail is evident in the stunning **Kitchen/Dining Room**. With bespoke coloured base and wall units complemented by granite worktops over (supplied by Woodland Kitchens of Cranbrook) providing ample storage space in addition to an L-shaped oak work-station with granite worktop over. AEG appliances include a double oven and hob, dishwasher and coffee maker. Fridge/freezer. Air conditioning. Limestone flooring continues through to the walk in **Pantry**. French doors from the dining area lead to a stone terrace and the courtyard.

Off the **Rear Hallway**, is the **Cloakroom** with low level wc and wash hand basin set in marble surround. The adjacent **Utility**

Room is fitted with a good range of base and wall units and benefits from a storage cupboard and airing cupboard. **Boiler Room** with **Store** above.

First Floor

At the top of the stairwell you are greeted with stunning views from the bay windows and a high vaulted ceiling with warm oak beams and timbers.

The most generously proportioned **Master Bedroom Suite** benefits from a sizeable bay enjoying lovely countryside views. Bespoke fitted cupboards have been designed with space for a plasma television. Air conditioning. The **Dressing Room** off provides ample space and is divided into two

separate areas fitted with ample hanging space, storage cupboards and drawers. The superb **En-suite Bathroom** is fitted with twin wash hand basins in a classic marble surround, low level wc and bidet, ample storage cupboards (including space for an Aquavision television), vanity unit and contemporary radiator. The bath is housed within a further marble surround and the spacious, fully tiled double shower cubicle is serviced by two Aqualisa power showers.

Bedroom Two offers an extensive range of fitted wardrobe cupboards and beautiful views. The **En-suite Shower Room** has a wall mounted wash hand basin, low level wc and shower cubicle housing an Aqualisa power shower.





Ground Floor

Sitting Room enhanced by a wood burning stove on a raised plinth with a stone hearth and aluminium and stone back panel. Air Conditioning. This attractive room is double aspect and has glass doors leading to the:

Conservatory. Stone flooring and French doors lead to the courtyard and access to the Games Room via glazed doors.

Kitchen with shaker style fitted base and wall units and granite worktops over and complementary central island unit. Rangemaster double range oven, Diplomat dishwasher. Space for fridge/freezer. Pantry.

Dining Room situated off the Kitchen/Breakfast Room benefiting from bay windows and air conditioning.

Study well fitted with an extensive range of cupboards and bookshelves.

Utility Room offering further generous storage space with a good range of base and wall units with oak worktops over.



Bedroom Three with built in wardrobe cupboards and storage space. **En-suite Shower Room** with wash hand basin, low level wc and Aqualisa power shower housed within a tiled cubicle.

Bedroom Four also benefits from an **En-suite Shower Room** with low level wc, sink

inset into marble surround and Aqualisa power shower within a tiled cubicle.

Berenden Park Lodge

Situated off the central courtyard, this delightful lodge provides useful ancillary accommodation offering:





Cloakroom with low level wc and wash hand basin off.

First Floor

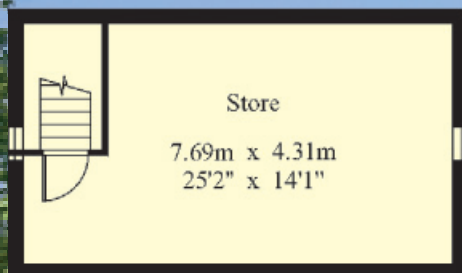
Bedroom offering ample fitted wardrobes, cupboards and air conditioning.

En-suite Bathroom with bath housed in marble surround. Double shower cubicle, wash hand basin set into marble vanity unit and separate low level wc.

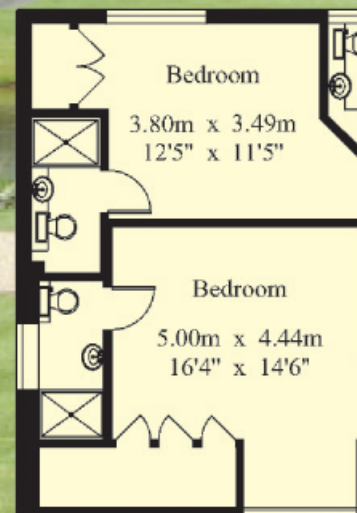
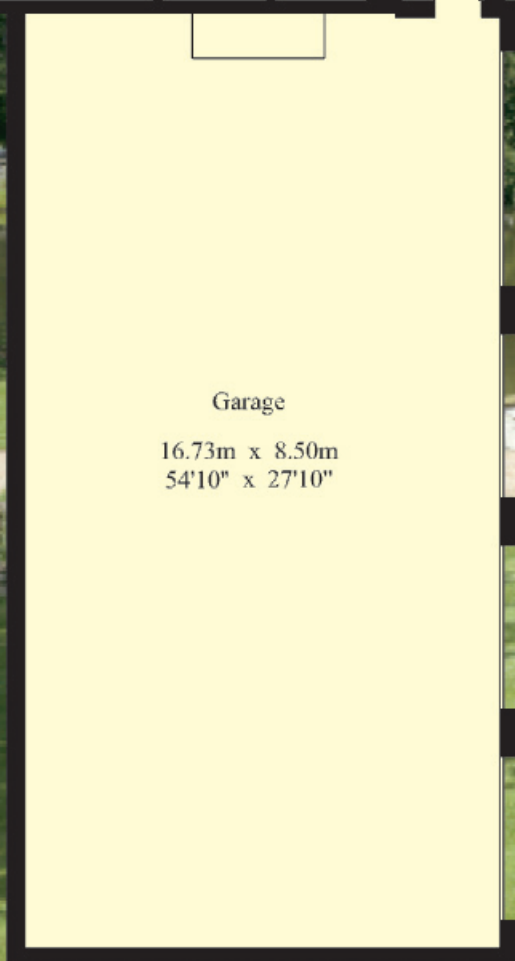
Leisure Facilities

The **Swimming Pool Complex** benefits from attractive roof lanterns and a natural fossil stone surround to the Heated Swimming Pool. There is an adjoining **Shower Room** with low level wc, wash hand basin and shower cubicle with Aqualisa power shower and a **Pump Room**. Further French doors lead to a stone terrace and entertaining area. Glazed doors lead to a sizeable **Games Room**, currently housing a $\frac{3}{4}$ size snooker table (although ample room for a full sized snooker table). Two sets of French doors to the courtyard and access to the lodge via internal glazed doors.





First Floor



First Floor

Berenden Park

Gross Internal Area - House :

Gross Internal Area - Garage



The Gardens and Grounds

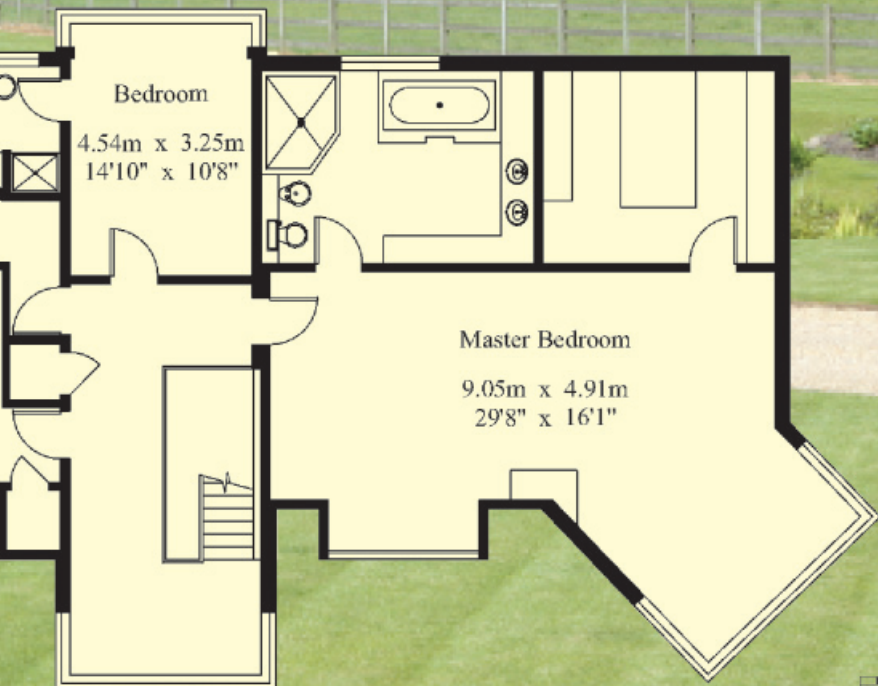
An attractive stone terrace surrounds much of the property, accessed from the principle reception rooms. The enchanting courtyard is flanked by the property to one side and the lodge and leisure complex to the other. This area is enhanced by an attractive water feature, with raised brick edging and two magnificent slate monoliths providing a stream of water creating a peaceful and tranquil area for relaxing. Mainly laid to lawn, the garden contains many mature trees interspersed with colourful herbaceous beds. A substantial pond is enhanced by a pretty stone edged spring and bridge and is surrounded by a multitude of flowering plants, this creates a delightful focal point for the garden. There are a number of paddocks skirting the gardens and buildings, the land in total extending to approximately 55 acres.

Equestrian Facilities

Accessed through electronically operated gates from the property or alternatively via separate vehicular access from the road. Consisting of: Tack Room, three Stables and a Hay Loft. Adjacent is the soft track Manege supplied by Robert Brazil and there are fully fenced neighbouring Paddocks. There is a further area of hard standing.

Outbuilding

Separate vehicular access via electronically operated timber gates from the road is provided. This immense outbuilding constructed of steel is currently laid out as two offices with power and light connected and three storage units. However, this versatile space could be used for a variety of purposes including agricultural use, domestic, industrial or commercial uses (subject to planning).



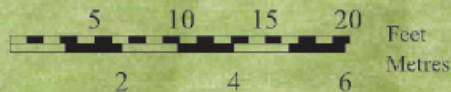
Agents Notes: A public footpath passes over part of the land.

Services

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

Fixtures and Fittings

Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



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450.8 sq.m (4852 sq.ft.)
: 144.4 sq.m (1554 sq.ft.)



Local Authority

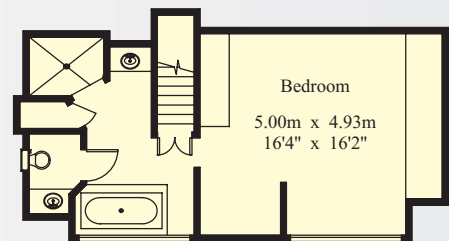
Ashford Borough Council Tel:01233
637311Tax Band G.

Viewings

Strictly by appointment with Jackson-Stops & Staff on 01580 720000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property

Jackson-Stops & Staff Private Finance

You might be interested to know about Jackson-Stops & Staff Private Finance, which specializes in advising on and arranging competitive mortgages quickly, efficiently and in a stress free manner. Please call this office for further information

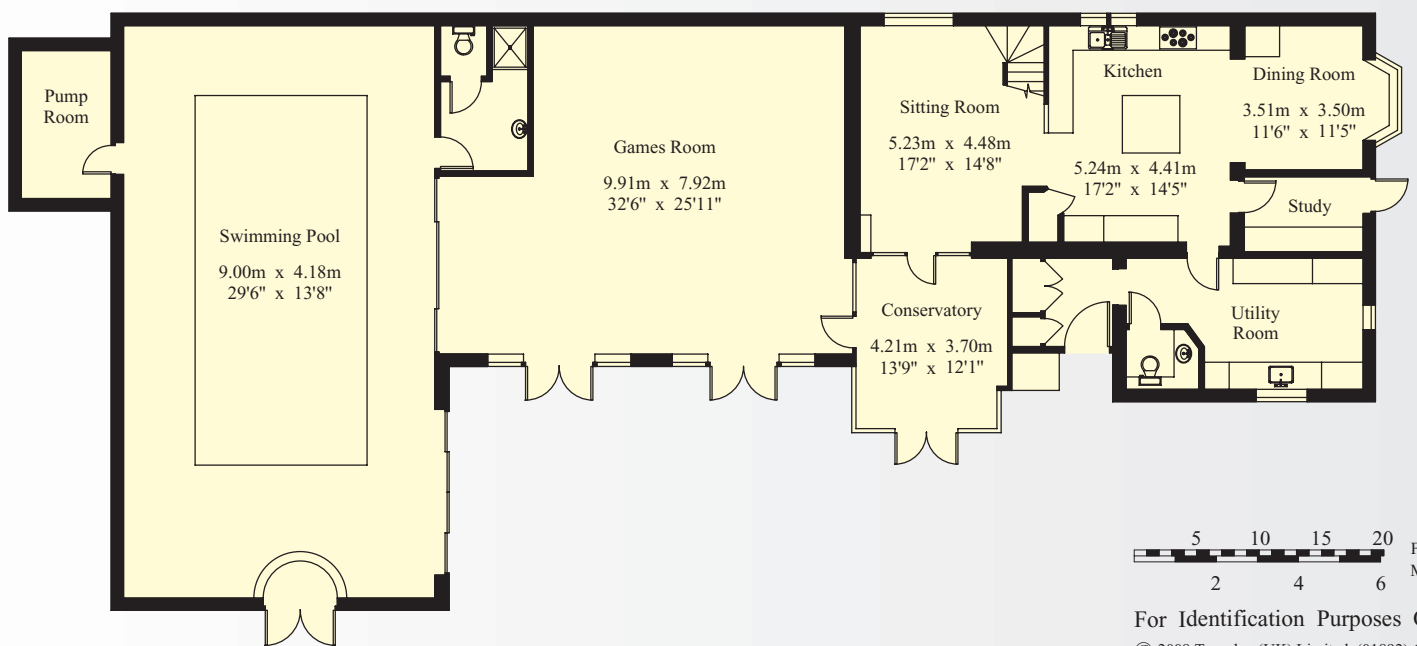


First Floor

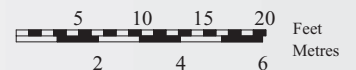
Berenden Park Lodge

Gross Internal Area - Lodge : 158.2 sq.m (1702 sq.ft.)

Gross Internal Area - Liesure Complex : 199.2 sq.m (2144 sq.ft.)



Ground Floor



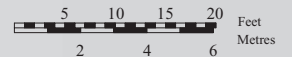
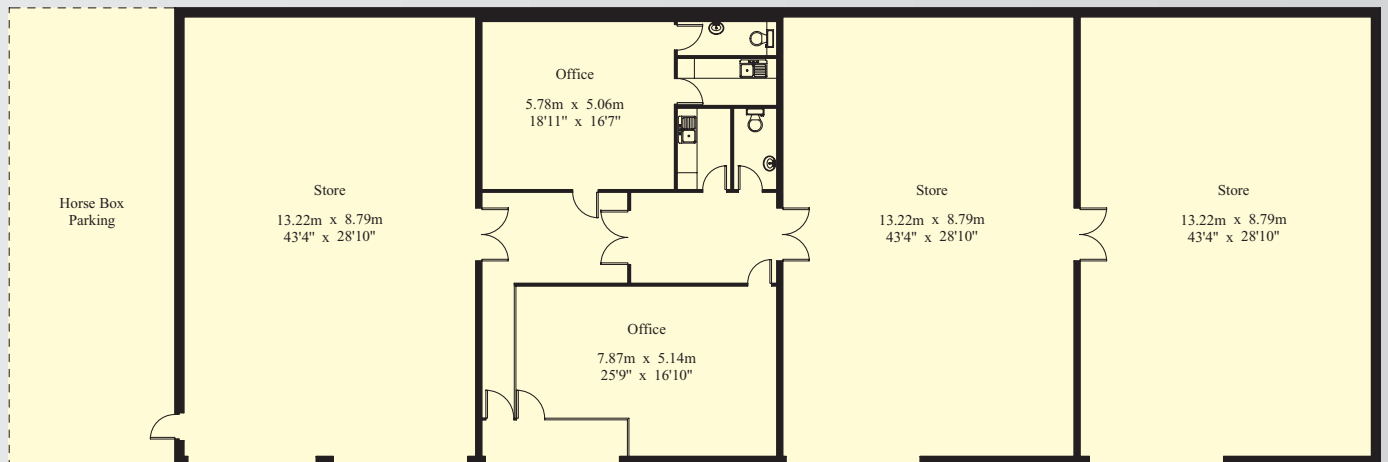
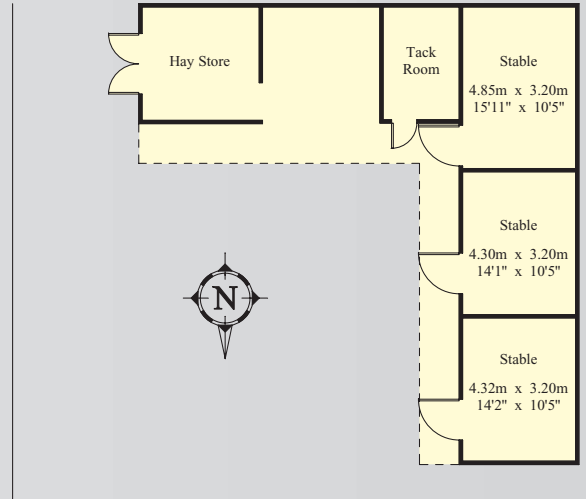
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Berenden Park - Outbuilding

Gross Internal Area - Stables : 79.7 sq.m (857 sq.ft.)
Gross Internal Area - Offices : 475.2 sq.m (5115 sq.ft.)



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