

# SMARDEN, KENT









ROMDEN ROAD, SMARDEN, KENT TN27 8RA

Unique Grade II Listed Thatched Hall House and Linked Cottage

Vaulted Drawing Room \* Snug \* Family Room \* Kitchen/Breakfast/Sitting Room  
Utility Room \* Shower Room \* Cloakroom

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Master Bedroom with Shower Room \* Three Further Bedrooms, Two with Baths

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Gardens Approx. 2.5 Acres \* Unconverted Three Storey Detached Barn  
Off Road Parking \* Two Fields Approx. 33 Acres

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A unique opportunity to own a piece of history in the sought after village of Smarden. The Grade II Listed Thatched Hall House and Cottage were both relocated to their current rural location in the early 2000's. The Hall House is believed to date back to 1425 with the cottage dating back to the late 16th/early 17th century.

Beautifully renovated and retaining amazing character with wood panelling, fireplaces, exposed beams and floor boards, the accommodation consists of a stunning vaulted drawing room with open fireplace, a snug, a study, a family room, a cloakroom on the ground floor of the Hall house linked by an entrance hall to the ground floor of the cottage with a kitchen/breakfast/sitting room with door to the garden and log burning stove, a utility room and a shower room.

On the first floor of the Hall house there is a master bedroom with shower room and via a second staircase a further double bedroom. On the first floor of the cottage there are two double bedrooms each with a bath and one with a w.c.

Outside the property sits well within approx. 2.5 acres of garden with vegetable beds. A gated drive leads to the front door and on to the detached three storey unconverted barn, also relocated, in which there is a boiler room housing the bio-mass boiler which generates an annual income as well as heating the house.

Across the road there are approx. 33 acres divided into two fields, one with a natural pond and frontage to the River Beult.







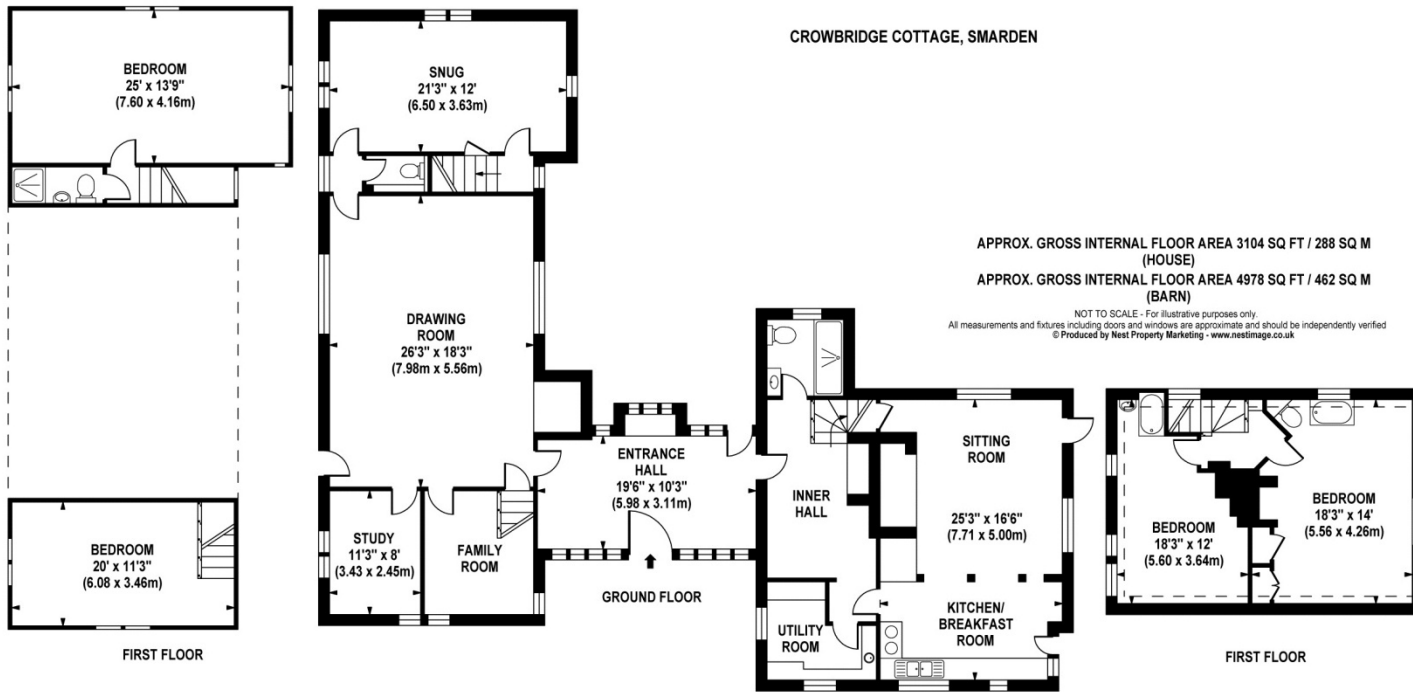
This unique property is situated within a short drive to the village of Smarden with local facilities including a church, village hall, primary school, village shop/post office, butchers, three public houses, a tennis court, a cricket club and a recreation ground.

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.



CROWBRIDGE COTTAGE, SMARDEN

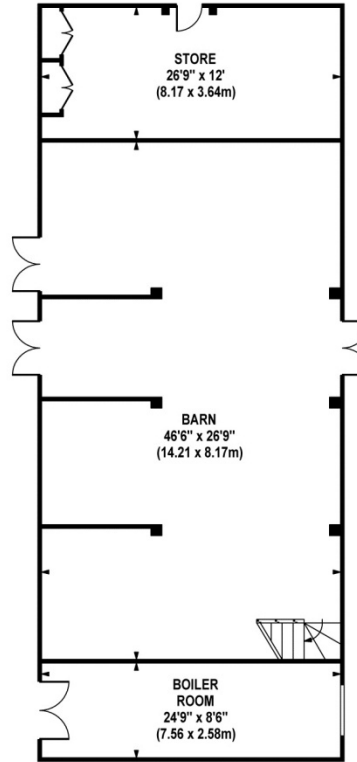


Mains electricity and water. Bio mass boiler for heating.

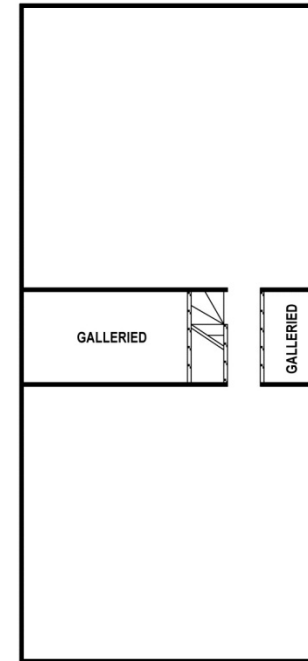
EPC Rating: n/a

Ashford Borough Council - Council Tax Band tba

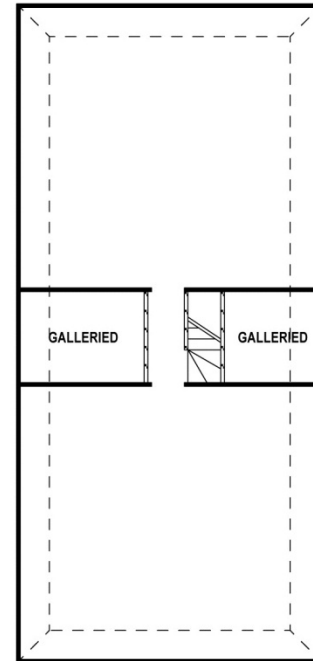
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



GROUND FLOOR (BARN)



FIRST FLOOR (BARN)



SECOND FLOOR (BARN)









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