



Penally
Mill Lane | Monks Horton | Ashford | Kent | TN25 6AT

FINE & COUNTRY

PENALLY

Penally is an extremely attractive and very luxurious family home that occupies a splendid location within the picturesque hamlet of Monks Horton. "I'd say that it was initially the location that proved to be the main attraction when we first happened upon this house," says the owner. "It sits on a very quiet country lane and has no direct neighbours, so it has a wonderful feeling of privacy, and it's surrounded by mile upon mile of the most beautiful countryside."







A rare and stunning opportunity to acquire a wonderful, modern home with the additional benefit of a barn/outbuilding with a one bedroom annex, excellent equestrian facilities and swimming pool. All set in approximately 3 acres of landscape gardens and paddocks. Located down a quiet, secluded and picturesque country lane but within walking distance to a local pub and with excellent access to the coast, railway and motorway networks.

The original building, believed to date back to 2002, has been extensively renovated and extended to an exacting specification. This stunning five bedroom home has been fitted with an AV Smart Home System operating a Crestron system with Lutron lighting, Bang and Olufsen T.V's and underfloor heating to the ground floor. In addition there is a wonderful cinema room, a modern kitchen/ breakfast room, utility room, cloakroom, large family room/ dining room, en suites and family bathroom.

Externally the property has electric gates leading to a gravelled driveway providing parking for several cars. There are beautiful landscaped gardens, an outdoor entertainment area comprising a swimming pool with outdoor TV, a pool house with kitchenette, dining area and there is space for a BBQ. The large barn/outbuilding comprises a gym and storehouse under a one bedroom contemporary annex with parking. The property also boasts equestrian facilities with a 20 x 40 meters rubber menage and stabling.



THE HOUSE

RECEPTION HALL Oak door, double aspect windows, understairs storage cupboard, wood floor.

BEDROOM FIVE/STUDY Double aspect windows to rear and side, wood floor.

ENSUITE Window. Lovely white modern suite comprising wash hand basin, shower cubicle, w.c. and a heated towel rail. Inset ceiling lights.

UTILITY ROOM Double aspect windows with door leading to side. Stone floor. Integrated fridge/freezer. Space for washing machine. Extractor fan.

CLOAKROOM Window. Stone floor. Modern suite with W.C., wash hand basin.









Seller Insight

“Despite the house only being built in 2002 we could see that it had so much potential to be enhanced further, so shortly after purchasing it we decided to submit plans for everything we could possibly dream of having, and then go ahead with the elements that were accepted by the planners, but to our surprise they said yes to absolutely everything. I'd say it's almost fifty per cent bigger than it once was and now very much a lifestyle property.”

“We now have excellent equestrian facilities, a beautiful swimming pool area complete with an outdoor TV, a pool house and an outdoor kitchen, so it's a great place to entertain in the summer. On the main house we added a really stunning garden room that flows straight out from the huge kitchen. We also created a cinema room with a B&O surround-sound system, and installed Lutron lighting throughout which can be controlled via an iPad. It's most definitely a contemporary family home, but externally it has been built to blend beautifully with its surroundings; people are often shocked to discover that it's a new home.”

“The gardens are also absolutely beautiful and were designed by Trevor Tooth, who's won at both Chelsea and Hampton Court,” continues the owner. “During the summer months when the sun is shining and you're sat out by the pool you really do feel as if you're in the Mediterranean. It's gorgeous and a really wonderful place to bring up a family.”

“I think it's the combination of complete and utter privacy, peace and tranquility, but at the same time easy access to an array of lovely little towns and villages that makes the setting so perfect,” says the owner. “It's what drew us to the property in the first place; being able to enjoy the best of both.”

“Within the grounds we have built a large, one-bed self-contained annex, which has been an amazing addition,” says the owner. “It has a huge, open-plan living area, a very nice bedroom and a kitchen that enjoys the most spectacular views.”

“I've always loved horses, so for me, along with the house and all of the amazing facilities that we've added, it's the equestrian side that I'll miss most,” says the owner. “Everything has been carefully planned so it's an amazing place to keep horses and you can ride out for miles in the surrounding countryside.”*





“The garden room is very impressive,” says the owner. “It’s a huge space, large enough to take a seating area at one end and a dining area at the other, and because it flows straight from the kitchen and into the garden it’s ideal for entertaining.”



KITCHEN/BREAKFAST ROOM Fabulous modern kitchen with stylish breakfast bar, white gloss wall and base cupboards with underlighting and granite work surfaces incorporating inset double white ceramic sink, oil fired two oven Aga, Siemens double electric oven with induction hob and Elica contemporary extractor fan. Tiled floor. Wall mounted T.V. Space for sofa. Triple aspect windows.

GARDEN ROOM Triple aspect windows. Open plan comprising a dining and seating area with a vaulted ceiling to the far end. Open fireplace, stone floor. Wall mounted TV and built in sound system. Access to outdoor living area.

CINEMA ROOM Windows, door leading to rear patio area. Wood flooring. Brick built fireplace with TV and drop down movie screen. Inset ceiling projector. Inset ceiling lights and electric blinds.

“ We also created a cinema room with a B&O surround-sound system, and installed Lutron lighting throughout which can be controlled via an iPad”





“It's most definitely a contemporary family home, but externally it has been built to blend beautifully with its surroundings; people are often shocked to discover that it's a new home.”

LANDING Window. Wood flooring. Radiator. Airing cupboard.

MASTER BEDROOM Double aspect windows. Eaves storage. Two radiators. Carpet.

ENSUITE Modern suite with bath, W.C., Heated towel rail. Tiling. Inset ceiling lights.

BEDROOM TWO Double aspect windows. Built in wardrobes. Carpet. Radiator.

BEDROOM THREE Window. Built in wardrobes and drawer units. Radiator. Carpet.

BEDROOM FOUR Double aspect windows. Built in wardrobe and drawer unit. Radiator. Carpet.







ANNEX Delightful one bedroom annex approached via staircase with automatic lighting. The annex has been finished to a high standard to include a modern kitchen and wet room.

OPEN PLAN SITTING ROOM Velux window. Two storage cupboards. Radiator.

CLOAKROOM Modern suite with W.C., and wash hand basin. Tiling.

KITCHEN AREA Window. Range of modern units with work surfaces incorporating one and half bowl. Electric single oven with four ring ceramic hob. Space for fridge freezer. Radiator.

BEDROOM Window. Built in low level unit with drawers. Radiator. Carpet.

WET ROOM Modern suite with W.C., white bath with tiling, wash hand basin with cupboard under. Radiator. Shower area with tiling. Shelving unit.

STOREROOM General storage use. Lighting.





BARN Impressive building comprising storage room, three stables, parking area with overhead lighting and contemporary annex above.

DOUBLE GARAGE With electric up and over doors. Double aspect windows. There is a room above currently used as an office.

OUTSIDE The outside comprises a double garage with access via an external staircase to the first floor room currently used as an office. The stunning and unique build of the barn offers amazing options with a gym, storage room, three bay car port and stables. The first floor comprises a good sized contemporary annex. The grounds have been very well maintained with immense thought having been given to both layout and content. Outdoor living is high on the agenda with a fabulous pool, entertainment area with an outdoor TV and cooking facilities.







LOCATION Nestled in the North Downs to the East of Ashford, on the border between the small hamlets of Monks Horton and Stowting. This wonderful rural location affords good rail and road links such as the A20, M20 and M25 which provide access to surrounding areas including the popular Historic city of Canterbury. The property also benefits from being in walking distance to two popular local pubs, The Black Horse in Monks Horton and the Tiger Inn, Stowting.

The mainline station in Westenhanger is approximately 5 miles away and offers frequent direct trains to London Charing Cross in less than an hour and to the Ashford International Station which provides the High Speed railway to London St. Pancras in 37 minutes and further afield to Brussels or Paris in under two hours with the Eurostar.

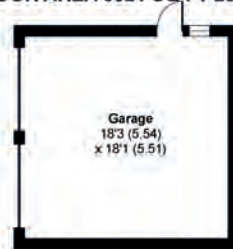
The property also enjoys easy access to the coastline, approximately 7 miles away from Kent's 350 glorious miles of sandy and shingle beaches.

There are a wide range of primary, comprehensive secondary, grammar and public schools in the area.

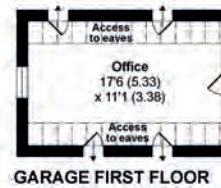
Penally, Monks Horton, Ashford, TN25

APPROX. GROSS INTERNAL FLOOR AREA 3021 SQ FT 280.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, GARAGE & OUTBUILDINGS)

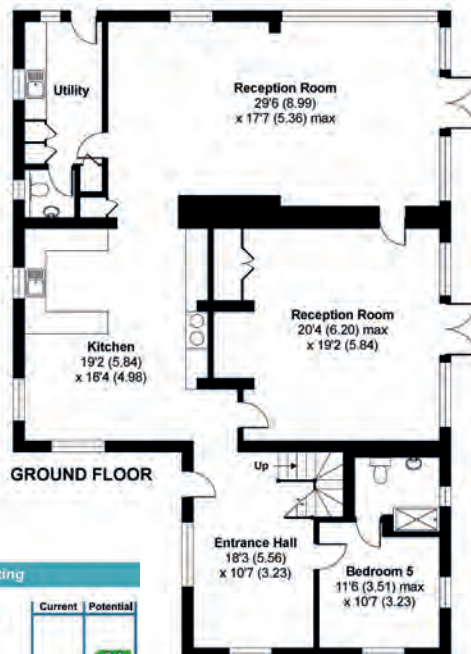
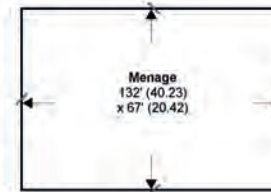
Denotes restricted head height



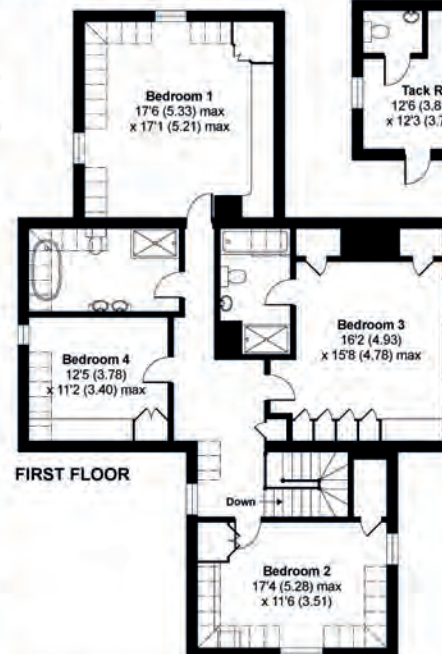
GARAGE GROUND FLOOR



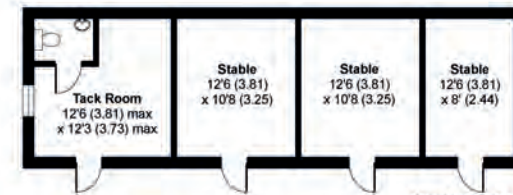
GARAGE FIRST FLOOR



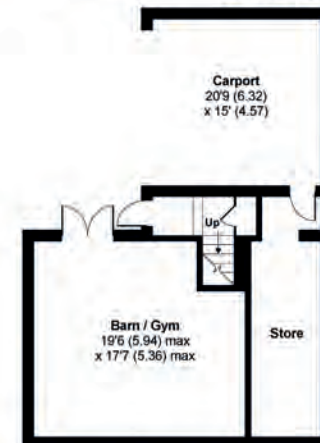
GROUND FLOOR



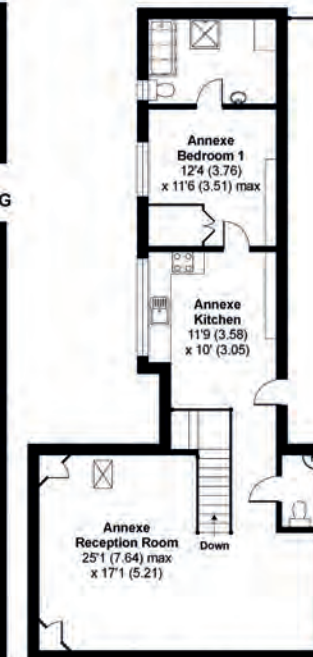
FIRST FLOOR



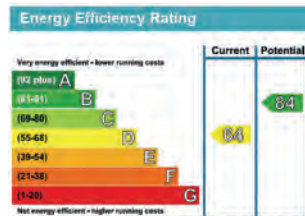
OUTBUILDING



OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Fine & Country Homes REF : 159530

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 03.03.2017

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0) 1580 766 388
tenterdensales@fineandcountry.com
37 High Street, Tenterden, Kent TN30 6BJ

