

WASHENDEN MANOR

BIDDENDEN | KENT



btf





WASHENDEN MANOR

BIDDENDEN | ASHFORD | KENT TN27 8DA

Biddenden 2 miles | Tenterden 5 miles | Headcorn 5 miles | Cranbrook 7 miles
Maidstone 14 miles | Royal Tunbridge Wells 20 miles

AN ENCHANTING SMALL ESTATE IN A HIDDEN SECLUDED SETTING IN THE WEALD OF KENT WITH A MOATED FARMHOUSE, CONVERTED OAST AND KENT BARN ALL CENTRALLY POSITIONED WITH AN OUTLYING COTTAGE. THE FARM IS WITHIN A RING FENCE AND EXTENDS TO NEARLY 85 ACRES.

Detached 6 Bedroom Grade II Listed Moated Farmhouse

Detached 3 Bedroom Grade II Listed Converted Oast

Detached 3 Bedroom Cottage with planning permission for a 4 bedroom house

Grade II Listed Kent Barn with exposed timber beams and potential for conversion

Stable building and further field shelters

Agricultural land extending to 62.67 acres

Woodland and Wealden ponds extending to 19.03 acres

IN ALL APPROXIMATELY 84.26 ACRES



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Viewing strictly by appointment only with the
Sole Agent BTf Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.





INTRODUCTION

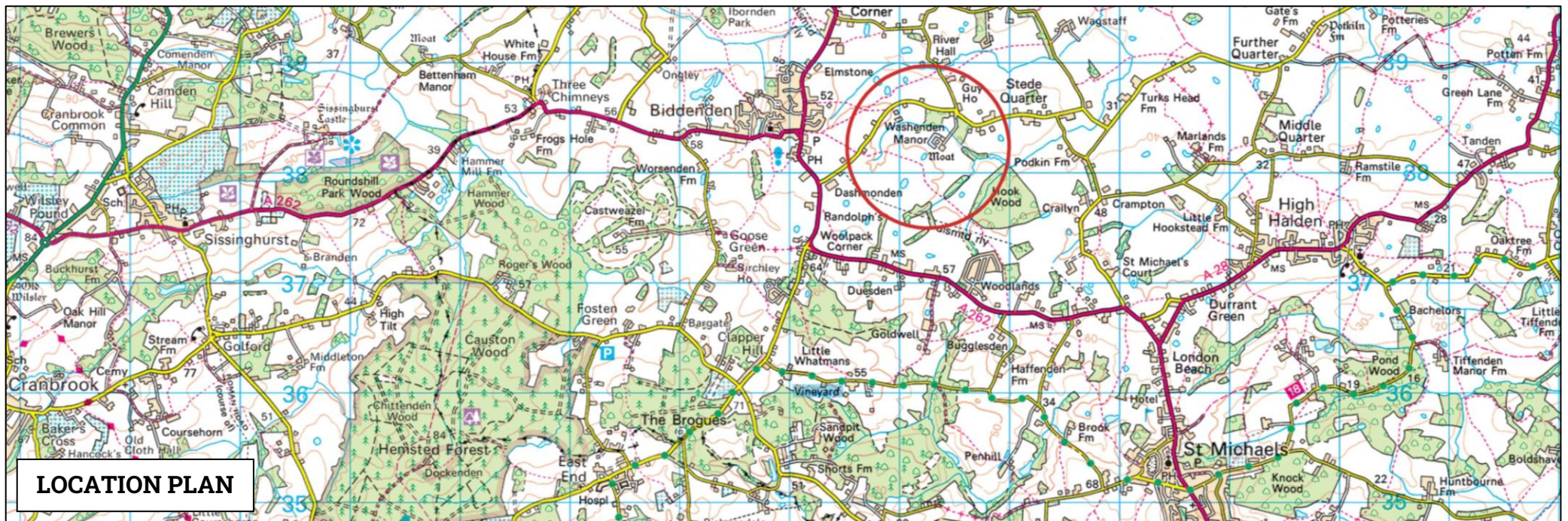
The Grade II Listed Washenden Manor occupies a truly magnificent private position within its own ring fence in the heart of the Kentish Weald. One of Kents hidden gems, the Manor is surrounded by its own ancient moat in the centre of the Holding. The epitome of a Kentish small holding, the Manor is located down a private sweeping driveway serving the farmstead with a large Kent Barn, as well as a detached Grade II Listed Oast house that has been converted into a separate dwelling. In addition, there is a detached cottage located on the drive entrance with permission to demolish and redevelop into a modern residence. The land and woodland on the holding encircle the main residential elements of the property providing security, tranquillity and seclusion. The property has been modernised, developed, and cherished over the past 15 years during the Vendors ownership and it is now time for a new owner to enjoy the property's location, potential and security over the years to come.

LOCATION

Located two miles to the east of the village of Biddenden the property has easy access to Headcorn and Ashford both with their main line rail connections to London in under an hour. The towns of Cranbrook and Tenterden are both within a 15-minute car journey providing further amenities and facilities. This location is renowned for its quality of local schools in both the private and state sectors with the most notable being Benenden, Ashford, Kings Canterbury, Tonbridge, Cranbrook and Sutton Valence. In addition, there are prep schools at Dulwich, St Ronans, Sutton Valence and Marlborough House. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Biddenden proceed south towards Tenterden on the A262. As you exit the village take the first left onto the High Halden Road. Follow this road for approximately one mile and the entrance to Washenden Manor will be found on your right signed Washenden. The whatthreewords location for the entrance to the driveway is [///planet.outnumber.dishing](http://planet.outnumber.dishing).



GENERAL DESCRIPTION

Washenden Manor is a property that has many attributes. There are various component parts that provide a significant monthly rental income which adds to the character and potential that the property has to offer. A summary of these component parts are as follows: -

THE MANOR

The Grade II Listed Manor has 17th century origins and has been carefully restored and modernised by the current owners to become a beautifully presented 6 bedroom family home in an idyllic location. The character of the Grade II Listed building remains throughout with modern bathrooms and kitchen. The house retains its charm whilst accommodating for comfortable modern living. A description of the room arrangement is below with Floor Plans and measurements overleaf.

GROUND FLOOR

The Front Door opens to a character **Hallway** with original floor, to the left being the **Sitting Room** with brick fireplace and Bressumer Beam and timber features leading to the **Study**. To the right of the Hall is the **Breakfast Room** with an impressive original inglenook fireplace with woodburner, Bressumer Beam and further period features. The Dining Room opens up into the **Kitchen** with Aga, fitted units and views into the **Rear Terrace & Garden**. Also off the Breakfast Room is the **Downstairs Cloakroom** with W/C and wash hand basin and stairs to the **First Floor Landing**. Further doors lead from the Kitchen to the **Pantry** with link to the **Utility Room**, **Dog Room** with door to **Rear Terrace & Garden**, second set of stairs to First Floor Landing and door to the Study. The Study leads to the **Family Room** with double doors to the **Veranda** and a further door to the Rear Patio & Garden. There is an additional **Cloakroom** with W/C and wash hand basin between the Study and the Family Room.



FIRST FLOOR

The First Floor Landing has beamy and character features throughout with doors to **Bedroom 1** (double) with ensuite bathroom, **Bedroom 2** (Double) with ensuite bathroom, **Bedroom 3** (double) with ensuite bathroom and **Master Bedroom Suite** with ensuite bathroom and walk in dressing room. In addition there are various **Storage & Airing Cupboards** and stairs to the **Second Floor Landing**.

SECOND FLOOR

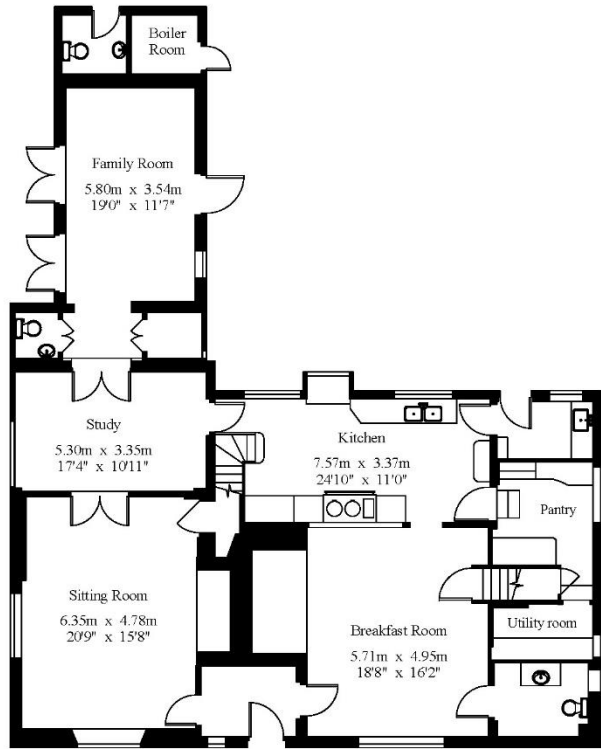
The Second Floor Landing opens up to **Bedroom 5** (double) with door through to **Bedroom 6** (double) and a door to a further **Bathroom**. This area was converted by the current owners as part of the modernisation over the last 15 years.

The total gross internal area of the Manor is **4.530ft²** with floor plans overleaf for the exact layout.

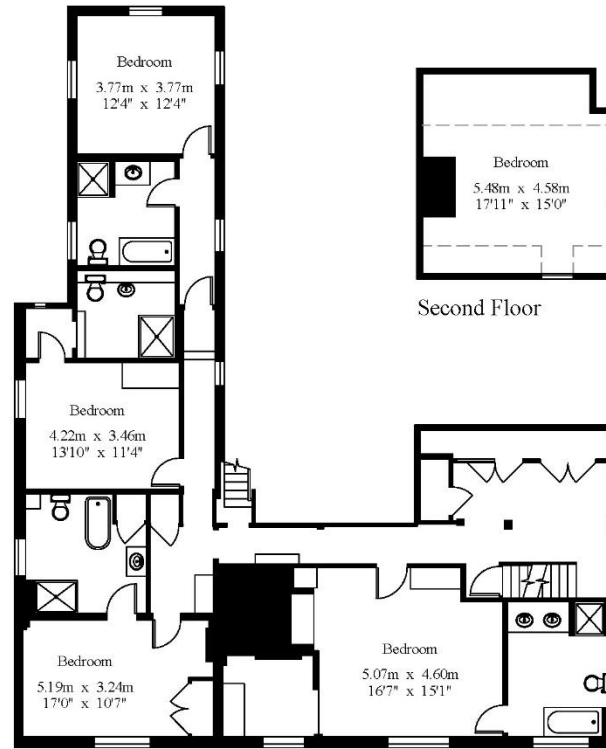




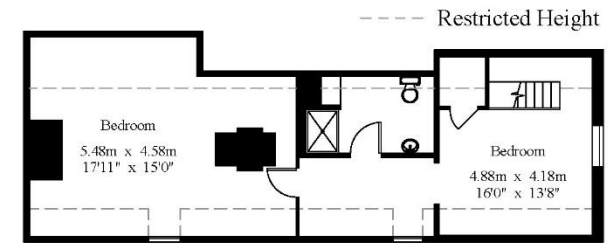
MANOR FLOOR PLAN



Ground Floor



First Floor



Second Floor





OUTSIDE

The gardens are lawned, matured and bedded to the front, sides and rear with the **Moat** defining the extent of the residential curtilage. To the rear of the Manor there is **Terraced Area** along with a landscaped **Vegetable Garden** with raised beds and greenhouse and **Veranda** with foot access across the moat to the agricultural land to the south.

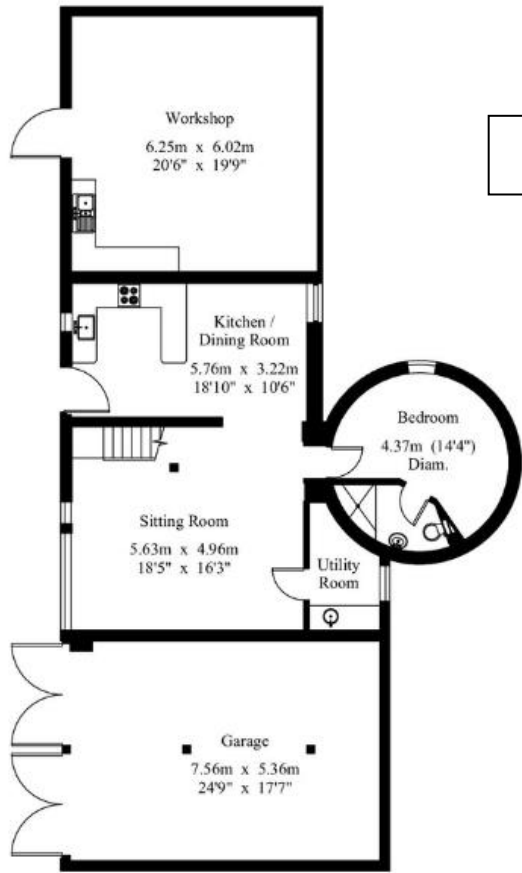
THE OAST

The Oast was originally converted to be used as a holiday let but in recent years has been let out on Assured Shorthold Tenancy terms. Situated just to the east of the Manor and converted to a high specification throughout this now country cottage provides the following accommodation: -

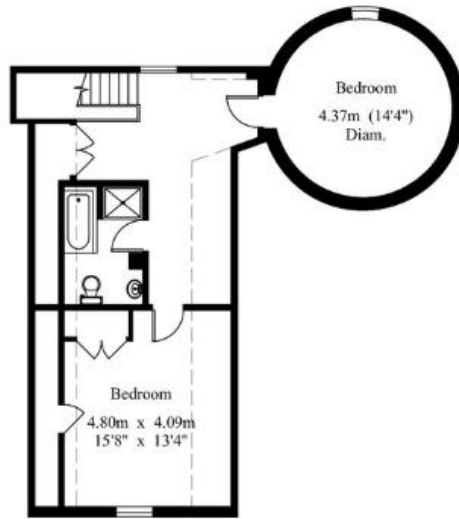
The Front Door leads directly into the **Kitchen/Dining Room**, with a door leading out onto the **Rear Terrace**. The property then opens up into the open plan **Sitting Room** with wood burner and doors to the **Utility Room** and **Bedroom 1** (double), with en-suite bathroom situated within the roundel element of the building. Stairs lead up to the **First Floor Landing** where there are doors to **Bedroom 2** (double) also within the Roundel, **Family Bathroom** and **Bedroom 3** (double). In addition, there are **Airing Cupboards** and storage space within the eaves. Outside and attached is a **Double Garage** as well as a **Farm Workshop** both occupied in hand by the Vendor. The gross internal area for the Oast is 2,364ft²

The property is currently rented under Assured Shorthold Tenancy terms. A copy of the agreement is available on the selling agents Data Room.





OAST FLOOR PLAN



Ground Floor

First Floor

THE COTTAGE

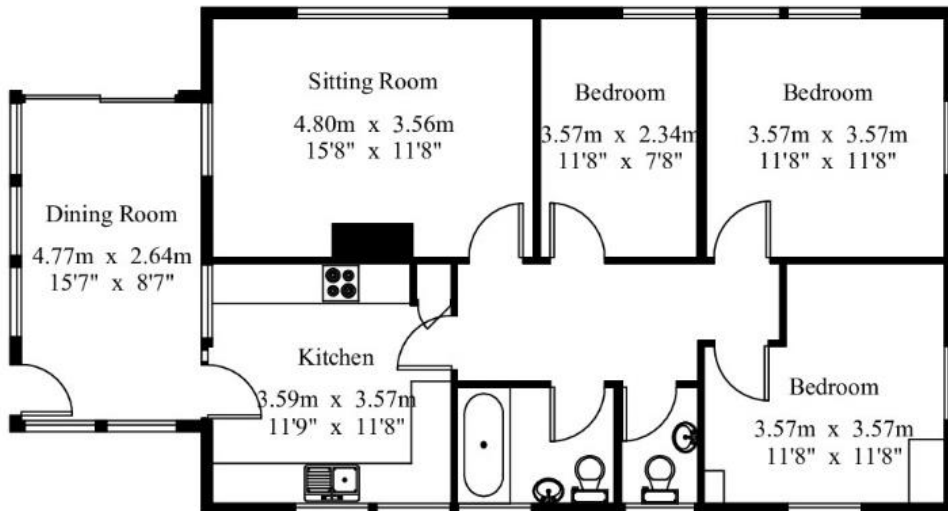
Situated on the northern boundary of the Farm next to the entrance to the foot of the driveway The Cottage is a single storey dwelling with **3 Bedrooms, Family Bathroom**, a sizeable **Sitting Room**, moderate **Kitchen** and **Dining Room**. It makes for a comfortable property for a relative or tenants as it currently stands. The gross internal area is 997ft².

Outside there is ample off road parking for several vehicles a detached **Garage/Store** as well as lawned and wooded gardens and grounds.

Planning permission has been granted to demolish and rebuild a larger 4 Bedroom dwelling under planning reference PA/2022/2400. Approved elevations and floor plans are opposite.



COTTAGE FLOOR PLAN



PROPOSED ELEVATION AND FLOOR PLANS



Clay tile

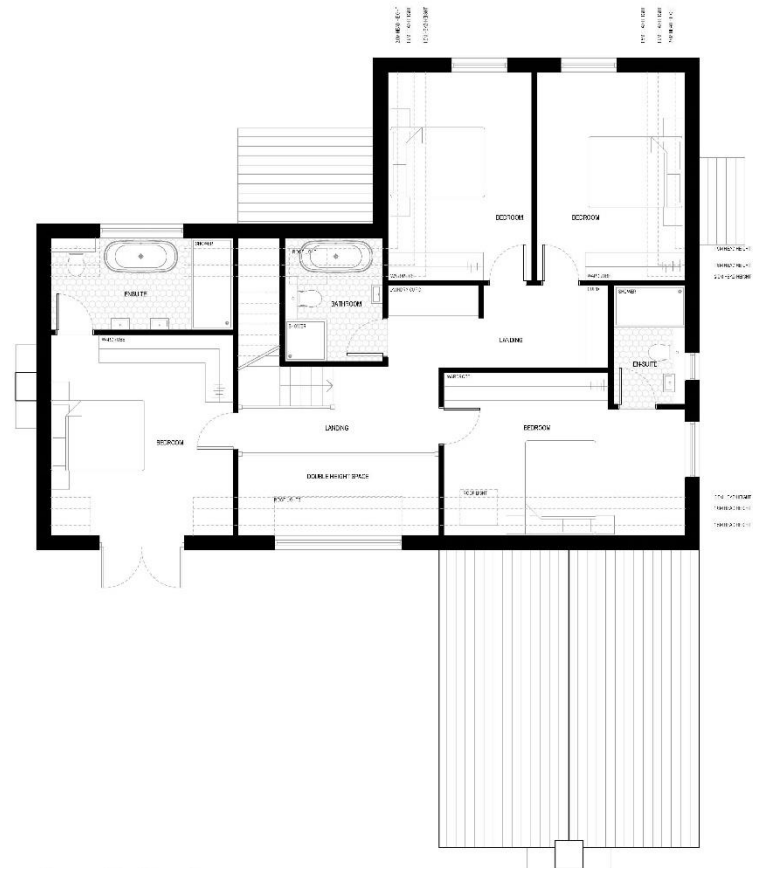
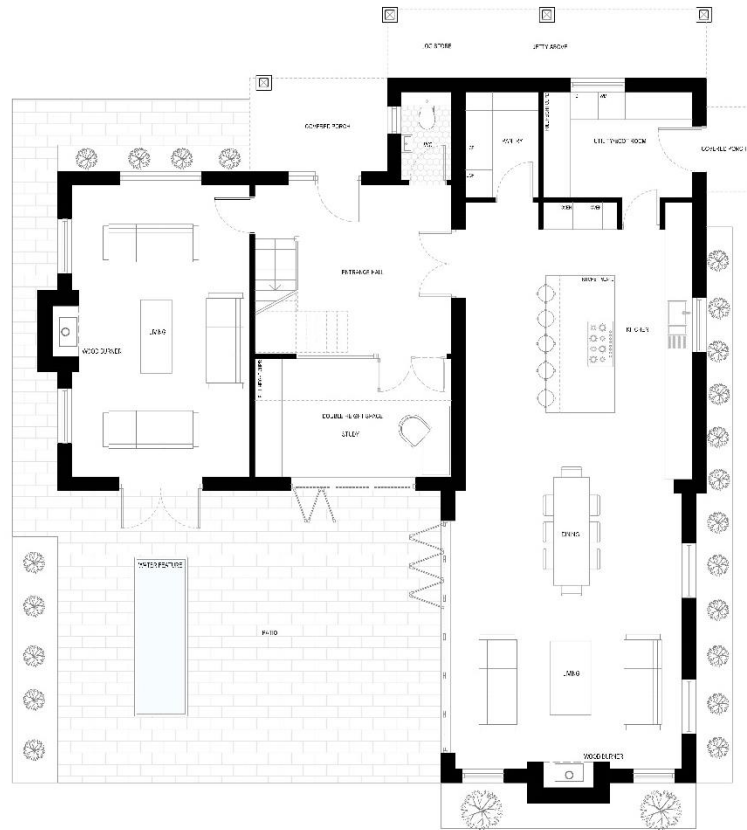
Timber casement windows

Oak post

Oak cladding

Brick Plinth

Proposed North Elevation
Scale 1:50





THE KENT BARN

Listed in its own right the Kent Barn at Washenden provides an opportunity to create a fabulous party barn or further dwelling if needed with far reaching views to the rear. The Barn has a gross internal area of 2,213ft² and occupies a position in the centre of the property. It is currently used as a general purpose agricultural machinery and implement store for the holding but planning policy could support conversion into ancillary accommodation, residential or commercial depending on the owners requirements.





THE LAND

The pasture land surrounding Washenden Manor extends to a total of 62.67 acres. The land is classified as Grade III on the agricultural land classification plan for England and Wales and is farmed under a grazing license. The current license runs until the 31st March 2025 with a single months' notice after six months of the term if vacant possession is required.

The land has been in an environmental scheme and well managed over the last 15 years and maintained to a high standard. It is currently entered into a Sustainable Farming Incentive Scheme and details of this and the income involved are available on the agents Data Room.

There is a stable building comprising of **3 Loose Boxes** and a **Tack Room**, set in a small concrete post and rail fenced yard not under the grazing license. The paddocks around the house are outside the farming agreement. In addition, there are **2 Field Shelters** for stock or horses.





WOODLAND & PONDS

The majority of the woodland at Washenden is situated at the northern end of the property either side of the access drive. The woodland mainly comprises natural broadleaved species including Hornbeam, Silver Birch, Beech with some Oak standards scattered throughout and extends in total to 19.03 acres. The woodland has a carpet of Bluebells in the spring with signs of Wood Anemone and Primrose throughout. A small brook runs from west to east through the centre of the woodland creating yet another feature.





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.







SERVICES

The property is connected to mains electricity, mains water, with drainage to sewage treatment plants for the Manor and Oast. The Cottage has a cesspit drainage system. The Manor and The Oast both have central heating through oil fired boiler system with The Cottage heated by night storage heaters. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from the High Halden Road to the north. As far as we are aware this is an adopted public highway and a highways search has been submitted to the council and will be available from the selling agents once received.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is registered under three Land Registry Title Numbers K807488, K491145 & K951894. Copies of the Office Copy Entries and Title Plans are available on the Data Room.

PLANNING

Washenden Manor is situated within Ashford Borough Council. **Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property is available from the Ashford Borough Council website or on the Data Room.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There is a public right of way that runs through the property in the southernmost parcel of agricultural land. A copy of the Public Rights of Way Plan is available on the Data Room.

COUNCIL TAX

The Manor – Band G 2023/2024

The Oast – Band F 2023/2024

The Cottage – Band E 2023/2024

EPC RATING

The Manor – Band G

The Oast – Band B

The Cottage – Band D

Copies of the Energy Performance Certificates are available on the Data Room.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in June 2023 and March 2024.

DATA ROOM

A dataroom is available with the selling agents. Please email faye.waddle@btfpartnership.co.uk for access.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis or Richard Thomas on the contact details below.

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