



PORTFOLIO
from



william h brown

Hall Road, Asheldham

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A grade II listed manor house dating back to the 17th century, boasting accommodation extending to almost 4700 sq ft and proudly overlooking formal grounds of approx 1.9 acres in the picturesque village of Asheldham, enjoying a wealth of character and with adjoining self contained annex.



Conservatory

UPVC double glazed and dwarf brick wall construction, overlooking the grounds to the front of the property, tiled flooring, radiator, entrance door to :-

Sitting Room

Impressive full height bay window to front with double glazed sash windows, a wealth of period features including ornate centrepiece fireplace, picture rails and decorative ceiling roses and architrave, radiator.

Drawing Room

Full height double glazed windows with original shutters to front and side, wood paneling to walls, centrepiece open brick fireplace, radiators.

Dining Room

Double glazed window & door to side accessing the gardens, centrepiece brick fireplace with tiled hearth housing oil boiler, built in storage cupboards, door to drawing room and stairs rising to first floor, radiator, door to cellar, further door to :-

Kitchen & Utility Room

Double glazed sash window to side, fitted kitchen comprising one and a half bowl sink & drainer set in roll top surfaces with tiled splashbacks and range of eye &



base level units, built in double oven, separate hob with extractor over, integrated dishwasher, space for further appliances, door to utility room with double glazed door to side accessing the gardens, fitted cupboard, space for tumble dryer, radiator, door to :-

Cloakroom

Double glazed window to side, white suite comprising low level WC and wall mounted basin, radiator.

Bedroom One

Double glazed sash windows to front and side with views over the grounds, exposed beams and studwork,

decorative ceiling roses, centrepiece cast iron fireplace set in ornate surround, radiators.

Bedroom Two / Dressing Room

Double glazed windows to side and rear, radiators.

Bedroom Three & Ensuite

Double glazed sash window to front with views over the grounds, radiator, door to ensuite with double glazed windows to rear, built in double cupboard, suite comprising corner bath, low level WC and pedestal basin, radiator.

Bedroom Four

Double glazed sash window to side, radiator.

Bedroom Five

Double glazed sash window to side, exposed beams and studwork, radiator.

Family Bathroom & Separate Shower Room & Cloakroom

Family Bathroom - Double glazed window to side, airing cupboard, suite comprising corner spa bath, low level WC and pedestal basin, part tiled walls, radiator.

Shower Room - Double shower, radiator, door to :-

Cloakroom - Double glazed window to side, white suite comprising low level WC and wall mounted basin, radiator.

Bedroom Six

Double glazed sash window to front with views over the grounds, radiators.

Bedroom Seven

Double glazed sash window to front with views over the grounds, radiator.

Bedroom Eight

Double glazed sash window to side, radiator.

Bathroom

Double glazed sash window to front, white suite comprising panel bath, low level WC and pedestal basin, part tiled walls, radiator.

Cellar

Window to front, wooden staircase leading from dining room, exposed brick walls, radiator.





Self Contained Annex

Kitchen - Fitted kitchen comprising sink set in roll top surfaces with eye and base level units and space for appliances, doors to :-

Sitting Room - Window to side, radiator.

Bedroom - Window to side, radiator.

Bathroom - Window to side, suite comprising panel bath and pedestal basin.

Cloakroom - Suite comprising low level WC.

Front

The property is approached via a sweeping shingle driveway which leads to the detached garage before passing across the front of the property to a further parking area.

Gardens

The property sits on grounds extending to approx 1.8 acres (stls) comprising a grand formal lawn to the front of the property facing South, punctuated by mature trees and bordered by hedges where it meets the road and the



adjacent Church. To the rear of the property is a further, more modest, lawned garden again enclosed by hedges.

Garage

Detached timber constructed garage with alarm system fitted.

Property Information

Asheldham Hall dates back to the 17th century, and strikes an imposing figure with its late Georgian extension and facade, gazing out over an expansive formal South facing

front lawn and sweeping driveway, with views of the adjacent former Church of St Lawrence

Internally the property extends to almost 4700 square feet, arranged over four floors, with an adjoining one bedroom self-contained annex/flat, which opens to further gardens to the North of the property. An additional terrace seating area to the East of the main house is an ideal spot to enjoy the morning sun with breakfast, before entertaining in the evening on the formal lawn.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

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1,350,000

- Circa 4700 sq ft of Accommodation
- Plot Approaching 1.9 Acres (STLS)
- Three Reception Rooms & Eight Bedrooms
- Self-Contained One Bedroom Annex

Tenure: Freehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

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