







## LANTARNA THE PINNOCK, PLUCKLEY, ASHFORD, TN27 0SP

OFFERS OVER £900,000

- Architect-Designed Luxury: Unique 3/4 bedroom home, built eight years ago, blending stunning design with practicality.
- Sociable Living Spaces: Open-plan kitchen, dining, and living area with garden access, plus a versatile bedroom/office and formal dining or family room.
- Eye-Catching Features: Double-height entrance hall with a floating curved staircase and a light-filled gallery landing.
- Elegant Principal Suite: Dressing room, en-suite, and covered terrace with countryside views.
- Beautifully Landscaped Garden: Heated plunge pool, waterfall feature, multiple seating areas, and EV-ready driveway.
- Thoughtful Details: Ground floor shower room overlooking zen garden, utility room, EV charging point, and outside storage solutions.
- Charming Village: Known for The Darling Buds of May, Pluckley offers stunning Weald views and idyllic apple orchards.
- Thriving Community: Enjoy sports, music, gardening, and The Black Horse pub with its cosy inglenooks and garden.
- Family-Friendly: Scenic footpaths, a "Good"-rated primary school, and access to great secondary and independent schools.
- Commuters Dream: Pluckley station, 3 mins (1.2 miles) by car, offers trains to London Bridge in just over an hour, while Ashford, a 20-mins (7.3-mile) drive, with trains to London St Pancras in 36 mins

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# ABOUT THIS HOME

Exceptional Architect-Designed 3/4 Bedroom Home with Stunning Features

Step into this one-of-a-kind, architect-designed property, built just eight years ago, offering contemporary luxury and exceptional design throughout. This unique home seamlessly blends striking architectural elements with practical family living.

The ground floor boasts a sociable, open-plan kitchen, dining and living room with multiple sliding and french doors opening to the garden making it perfect for entertaining. A separate utility room provides convenience, while a stylish shower room and a versatile bedroom or office enhance the practicality of the space. The formal dining room could alternatively be used as a TV room or family room, and the centrepiece of the home is the stunning double-height entrance hall, complete with a floating curved staircase that exudes elegance.

The first floor is equally impressive, with a principal suite that includes a spacious dressing room, a luxurious en-suite bathroom, and access to a covered terrace overlooking the surrounding countryside—ideal for a morning coffee. Two additional generously sized en-suite bedrooms are connected via a striking bridged gallery landing that enhances the home's sense of space and light.

The exterior is just as remarkable as the interior. The beautifully designed landscaped garden features a heated plunge pool and a captivating waterfall water feature, providing a tranquil oasis and multiple areas to sit and either enjoy sun or shade through the day. There is a covered side access for storage and a useful shed which also houses the pool filters and pumps. The driveway offers parking for numerous vehicles and is equipped with an EV charging point for modern convenience. Completing the outside space is a garden area to the side with some contemporary bin stores.

This home is a perfect blend of thoughtful design and luxurious living, providing a rare opportunity to own a truly unique property.

















**Approx. Gross Internal Floor Area 2245 sq. ft / 208.64 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



# ABOUT THE AREA

Renowned as the filming location for The Darling Buds of May TV series, Pluckley is a charming and thriving community nestled amidst apple orchards with stunning views across the picturesque Weald.

The village boasts a vibrant social and sports scene, including tennis, cricket, junior football clubs, horse riding, gardening, and a music and choir group. The local gastro pub, The Black Horse, features charming beams, inglenooks, and a pub garden perfect for warm summer days.

Outdoor enthusiasts can explore several footpaths in and around the parish, including the renowned long-distance Greensand Way. Families with young children will appreciate the local Church of England primary school, which has 95 pupils and received a "Good" rating from Ofsted. For older students, there are well-regarded secondary and grammar schools in nearby Ashford, as well as prestigious independent schools like Sutton Valence, Benenden, and Bethany School, all within a 30-minute drive.

Commuters are well-served by Pluckley station, just 3 minutes (1.2 miles) away by car, offering direct trains to London Bridge in just over an hour. Alternatively, Ashford International, a 20-minute (7.3-mile) drive, provides high-speed trains to London St Pancras in as little as 36 minutes.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

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## CONTACT US

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