



Wissenden Grange
Wissenden Lane, Bethersden, Kent TN26 3EL

Wissenden Grange, Wissenden Lane, Bethersden TN26 3EL Guide Price £1,100,000

This stunning detached Grade II* Listed 4 bedroom period home with large gardens and outbuildings, situated in a rural position between Tenterden and the picturesque village of Bethersden, has masses of history, character and potential, and offers someone the chance to really live the "Good Life".

Wissenden Grange is a perfect example of a Tudor Wealden Hall House, and if it wasn't for the fact that it has all the conveniences required for modern living, its unspoilt character, tranquil location, beautiful unspoilt grounds of about half an acre and lovely views over grazing land, could have you fooled into thinking that you're still living in a slower paced bygone era. But never fear, for those who still need to be connected to the 21st Century from time to time, there are thriving villages and towns nearby with good local amenities and schools, and several mainline stations to London close by, including Ashford International with its high-speed service to St Pancras.

Although already sizeable, with flexible accommodation extending to circa 3,000 sq ft in total, there is still potential here to reconfigure and extend both to the rear and possibly into the attic space if desired, allowing someone to put their own stamp on what is already a very special home (subject of course to any necessary permissions). This property also benefits from off-street parking for a number of vehicles and several outbuildings including a timber garage and studio, which could be converted into an annexe or for business use (stpp). Viewing is highly recommended in order to appreciate what this very unique home has to offer.

- Stunning 4 bedroom detached Grade II* Listed Wealden Hall House
- Accommodation of circa 3000sqft in total (including outbuildings)
- Enormous scope for flexibility of use / potential to extend (stpp)
- Grounds extending about half an acre / large driveway
- Timber garage / storage / further outbuilding with potential (stpp)
- Accessible idyllic rural location with countryside views
- Short drive to Bethersden village and Cinque Port town of Tenterden
- Close mainline stations / High speed rail link from Ashford

SITUATION: This lovely property is situated along a quiet country lane on the edge of the picturesque village of Bethersden, where amenities include a public house, specialist butchers, Parish church, primary school, village hall, cricket club and recreation ground with thriving tennis club. Nearby Tenterden, with its beautiful tree lined avenue, is well known for its abundance of independent shops, cafes and restaurants. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. For education, there are a wide range of excellent schools in the area including a primary school in the village. It is also within the catchment for the Ashford Grammars. For travel to London there are regular rail services from Pluckley (2.4 miles), Headcorn (6.4 miles) and Ashford (9.5 miles) which also offers the high speed service to St Pancras (journey time 37 minutes).

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INTRODUCTION

This substantial country home, with its extensive grounds and outbuildings with potential, could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy a peaceful and idyllic rural existence while still being close to good local amenities, schools and transport links. The exterior is completely charming and sits comfortably in its plot and rural context, while the inside retains its original character while still balancing and accommodating the needs of modern living.

ACCOMMODATION

The heart of this home are the wonderful main reception rooms with their magnificent inglenook fireplaces, where you can imagine large family gatherings and weekend soirees taking place. There is also a cosy snug adjacent to the sitting room where you can imagine curling up in front of the TV in the evening. A good size kitchen / breakfast room at the back of the house has a range and Aga and lovely views over the grounds and grazing land beyond.

NB: We understand that plans have been drawn up in the past to reconfigure this space and open it up on to the gardens. Any changes would be subject to the necessary consents.

This property exudes practicality, boasting a large entrance hall with wood burner, utility room, rear lobby area for cloaks, boots and bags, separate cloakroom and walk-in larder.

Upstairs, the four bedrooms are all good sizes and have wonderful views of the grounds, but it is the principal suite, with its impressive bedroom, en-suite bathroom and dressing room with wood burner that really has the "wow" factor. There is also a separate shower room to this floor. NB: We understand that the attic is a vast space which with the necessary permissions, may be suitable for conversion.

OUTBUILDINGS Positioned next to the house is a timber garage / workshop which has in the past also been used as an office, ideal for anyone needing to work from home. To the rear of this is another timber building which benefits from its own raised decked area, now in need of some repair, which overlooks the natural pond behind.

Although currently used as a teenage den / gym space, it may be possible to convert this studio into a self-contained Annexe space or Air BnB (stpp), especially since this property is situated in a highly desirable tourist area.

To the other side of the garden is a large open fronted log store with two enclosed stores attached.

GARDEN Wissenden Grange is set back along a quiet country lane, where a five-bar gate leads you onto a driveway where there is parking and turning for a number of cars. The lovely grounds, which surround the house and extend to circa 0.5 of an acre, are laid mainly to lawn with mature trees and a large natural pond, which is a haven for wildlife.

With horses grazing on the meadows behind, the whole feel of this most unique house and location is of calm and relaxation, away from the worries of the World.

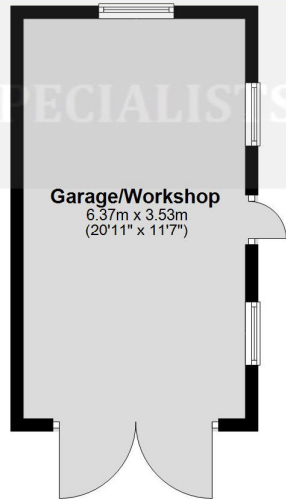
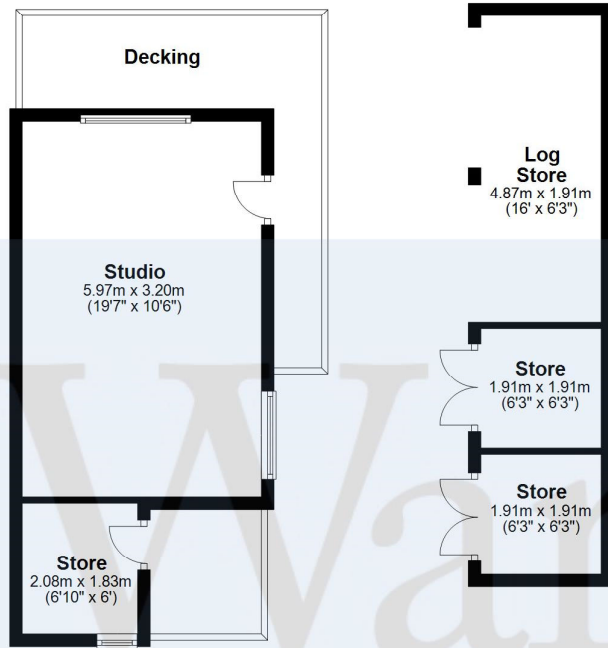
SERVICES Mains water and electricity. Private drainage. Oil fired central heating. The Aga is run on LPG gas. Electric range. NB: The wood burner boiler stove in the entrance hall is linked to the existing oil-fired central heating system. Local Authority: Ashford Borough Council LOCATION FINDER what3words: ///reassured.paying.info

**Viewing by appointment
through WarnerGray 01580 766044**



Outbuildings

Approx. 62.6 sq. metres (673.8 sq. feet)



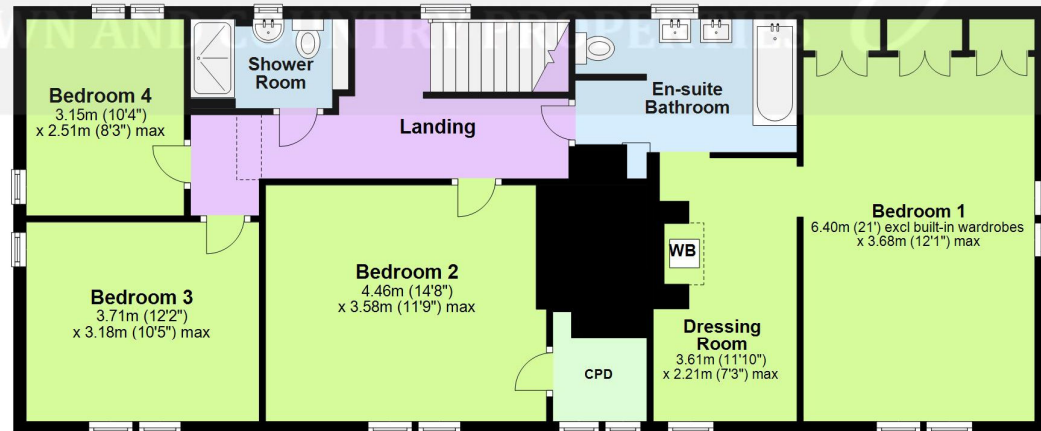
Ground Floor

Approx. 115.8 sq. metres (1246.0 sq. feet)



First Floor

Approx. 100.7 sq. metres (1084.0 sq. feet)



Total area: approx. 279.1 sq. metres (3003.8 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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