



**Chancery House,  
9 West Cross, Tenterden, Kent TN30 6JR**

## Chancery House, 9 West Cross, Tenterden, Kent TN30 6JR

**GUIDE PRICE : £1,500,000**

**Chancery House is a beautiful six bedroom detached townhouse standing in a prime location towards the end of Tenterden's picturesque High Street with off road parking, an impressive detached former coach house providing garaging and spacious studio above, swimming pool and generous landscaped gardens.**

This exceptional period property is Grade II Listed of special architectural importance and still retains the name reflecting its well documented history. With its handsome façade, Chancery House is believed to date back to the Georgian era with later additions and typical of a house of this great age, it retains an abundance of features including skirting boards, sash and bay windows, wall panelling, open fireplaces and exposed floorboards.

The generous, light-filled rooms have high ceilings, blending the original charm and character seamlessly with quality fixtures and fittings to create this impressive family home as it is today.

A particular feature are the well-stocked wrap-around gardens landscaped to provide areas of lawn interspersed with mature beds of specimen plants with courtyard gardens providing a good deal of privacy with areas to sit, relax and entertain with a swimming pool enclosed in charming walled and paved surrounds. The impressive detached former Coach House provides double garaging with a very use first floor Studio ideal for parties, hobbies and working from home.

**SITUATION** The historic Tenterden High Street is literary on your doorstep with the attractive tree-lined High Street offering a range of excellent shopping facilities including small boutique, antique shops, supermarkets and leisure centre that sit side by side with many national names. The town boasts a number of local attractions including Kent & East Sussex Railway line, Chapel Down (a local vineyard which produces a fine selection of wines), and Smallhythe Place and Ellen Terry Museum cared for by the National Trust. There is a wide range of excellent state / independent schools including well regarded primary, junior and secondary schools in the town, all within walking distance. It also comes in the catchment for the Ashford Grammar schools.

Headcorn Station offers services taking about an hour and Ashford International has the high-speed service to St Pancras (about 37 minutes). Step out of the front door, walk 10 minutes in any direction and you will find yourself in the stunning, sweeping countryside that surrounds the town of Tenterden

[www.warnergray.co.uk](http://www.warnergray.co.uk)

Tel: 01580 766044 email: [info@warnergray.co.uk](mailto:info@warnergray.co.uk)



Entrance Hall \* Drawing Room \* Dining Room \* Inner Hallway \*  
 Kitchen \* Breakfast / Family Room \* Two Cloakrooms \* Utility Room  
 \* Cellar \* First Floor Landing \* Master Bedroom with en-suite  
 Shower Room \* Guest Bedroom \* Family Bathroom \* Second Floor  
 Bedroom Five with en-suite Shower Room \* Second Floor Landing \*  
 Three Further Bedrooms \* Shower Room \*  
 Gated access to off road parking area \* Former Coach House  
 providing ground floor Garaging and First Floor Art Studio  
 Landscaped Gardens \* Heated Swimming Pool \*

**GROUND FLOOR** As you step through the front door you are greeted by a welcoming **Entrance Hall** with exposed floorboards, a charming staircase leads to the first floor, setting the tone for the elegance that awaits within.

From the entrance hall there is access to the main reception rooms including the stunning, double-aspect **Drawing Room** with a feature bay window to the front, charming open fireplace being the focal point of the room being an ideal room for formal gatherings or quiet evenings. A lovely well-proportioned **Dining Room** with a wonderful, open fireplace provides ample space for dining or simply relaxing with French doors opening to the side garden and a fascinating internal feature window. The large **Inner Hall** provides a light, versatile living space with door to rear terrace and garden.

A secondary staircase gives access to the first-floor. The spacious double aspect **Kitchen** comprises a large, central island with ample storage space under, gas fired Aga in brick recess, separate gas hob and electric oven and range worksurfaces, drawers and cupboards. Built in fridge freezer. The adjacent **Breakfast / Family Room** is another flexible room with windows to each side and further access to the garden. Door to **Cloakroom**.

From the main entrance and inner hall there is access to a very useful **Utility Room** with space appliances including washing machine and tumble dryer with good storage space. A further door from the inner hall also leads down the very good size and useful **Cellar** with power and light connected.

The impressive **FIRST LANDING** serves **Two elegant double bedrooms**, one with en-suite Shower Room and both of wonderful proportions with delightful period fireplaces and built in wardrobe / storage cupboards. From the landing a door leads to **Family Bathroom** with smart white suite with free standing central bath and separate w.c.

From the main landing, a further staircase leads up to **SECOND FLOOR** where you will find **Three further bedrooms** and large Shower Room, all presented in light stylish décor.

A secondary staircase from the ground floor leads to a split level, double aspect **Fifth Bedroom** with beamed walls and ceiling, built in storage and **en-suite Shower Room**. Stairs to the second floor.

**OUTSIDE** A pedestrian gate from the High Street opens to the front with steps up to the entrance door with semi-circular window above. From the side of the house there is a shared driveway with gated access to the parking area to the rear. The meticulously maintained gardens feature beautifully manicured flower beds and borders, lawned areas and courtyard garden and paved terraces which provide places ideal for al fresco dining and extended summer evenings. At the rear of the garden is a delightful heated outdoor swimming pool, which serves as a focal point for relaxation and entertainment.

The impressive detached outbuilding which we understand was formerly the **COACH HOUSE** provides two doors providing vehicular access, power and light and area for pool equipment. The spacious first floor studio provides many opportunities for a number of purposes, subject to any necessary planning consent, including music, working from home, workshop and art studio.

**SERVICES** Mains water, electricity, gas and drainage. Local Authority : Ashford Borough Council  
 Viewing by appointment through WarnerGray 01580766044



# Chancery House, 9 West Cross, Tenterden



Approximate Gross Internal Area = 371.1 sq m / 3994 sq ft (Excluding Pool)

Cellar = 83.1 sq m / 894 sq ft

Outbuilding = 76.2 sq m / 820 sq ft

Total = 530.4 sq m / 5708 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1154503)

[www.bardenvisuals.co.uk](http://www.bardenvisuals.co.uk)





