



Appletrees,
Smarden, Kent TN27 8NF

Appletrees, 21 Chessenden Lane, Smarden, Kent TN27 8NF

Guide Price £2,250,000

This stunning country property with two 15th & 18th Century Normandy barns, 2 acres of grounds and a piece of golfing magic, offers an unparalleled lifestyle in an exquisite setting. Beautifully landscaped and an oasis of tranquillity, this captivating, unlisted 4/5 double bedroom/5 bathroom country home presents a rare combination of luxury living, charm, space and a huge opportunity. Now, you may simply wish to keep this beautiful home as is, but if you are looking for a better work/life balance, a desire to create a business/leisure space or even multi-generational living, then Appletrees is worth a viewing and could be just what you're looking for.



This architecturally remarkable property combines the elegance and grand proportions of Victorian design with modern luxury and offers a spacious layout, perfect for both relaxation and entertaining. To the front, a welcoming hallway leads to a large lounge bathed in natural light from windows on three sides. Opposite, the formal dining room sets the scene for large family gatherings but could also be used in a number of different ways, and separate from this, a cosy snug offers a perfect retreat.

At the heart of this home though is the amazing kitchen / breakfast room which can't fail to impress. The bespoke Smallbone kitchen comes fully equipped with top-tier appliances by Sub Zero, Wolf, Gaggenau and Miele and would meet the requirements of even the most exacting chef. Bi-fold doors across one wall open onto the rear terrace and gardens, linking this space effortlessly with the outdoors. A handily positioned cloakroom, boot room and generous utility complete the ground floor accommodation within the main house.







The first and second floors house four luxurious bedroom suites and a mezzanine lounge / bedroom. The principal benefits from a spacious dressing room which could easily be transformed into a nursery, and a well-appointed en-suite bathroom. Across the landing, the guest suite also has its own dressing area and en-suite. The second floor reveals another unexpected surprise - a beautiful mezzanine lounge or additional bedroom with triple-aspect windows and a private balcony that offers sweeping views of the garden. Two additional good size double bedrooms, each with their own en-suite bathrooms, complete this floor.

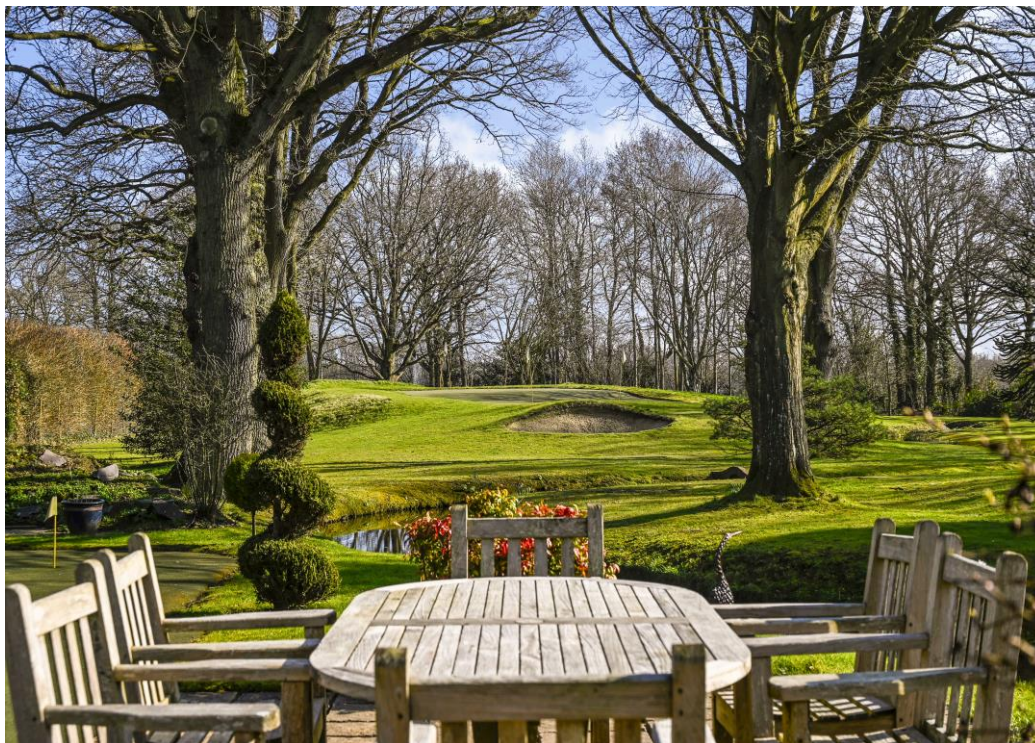




15th Century Normandy Barn

Connecting seamlessly to the main house is the first of the stunning Normandy barns. Dating from the 15th Century, this bonus additional versatile space currently houses two carports and a garden store on the ground floor, while on the upper level, there is a large triple-aspect office space with magnificent views of the grounds, making it an unparalleled environment for a home office or creative studio. The barn also offers potential for conversion into further family living space or charming annexe (subject to planning).





18th Century Normandy Barn A unique feature of "Appletrees" is the beautiful, detached 18th-century Normandy barn. The vendors transformed this into a successful Golf Coaching Academy. With its vast vaulted ceiling, first floor mezzanine and luxury bathroom facilities, this space is both impressive and functional, and while it was designed as a specialist golf facility, it offers incredible potential for alternative uses, subject to planning approval.

For Golfers, Appletrees is a unique sporting playground offering the finest piece of Golfing Real Estate that you will find anywhere in the country. Designed by the vendor, one of the UK's leading golf coaches, it has garnered international acclaim with the PGA describing it as 'World Class'. One terrace overlooks the Golf Academy's dedicated outside space where there is a specialised Short Game practice facility, including a Chipping Green, Championship Putting Green, Splash Bunker and a St Andrews Revetted Bunker. The facility, the private and peaceful setting makes it the perfect place to refine your game. It is a great space to enjoy with golfing friends and what a boast to host your very own corporate day (just hire a Pro for the day) especially combining the event with a round of golf at nearby Chart Hills (five minutes away). Whether you wish to continue its legacy as a golfing facility or repurpose it for other professional or leisure pursuits or even conversion to home living, this space presents a rare opportunity in an extraordinary location.



The Grounds The two-acre grounds are meticulously maintained and feature wonderfully mature planting and trees, a meandering stream and two ponds that add to the beauty of the landscape, while several terraces and patio offer perfect spots for outdoor dining and relaxation.

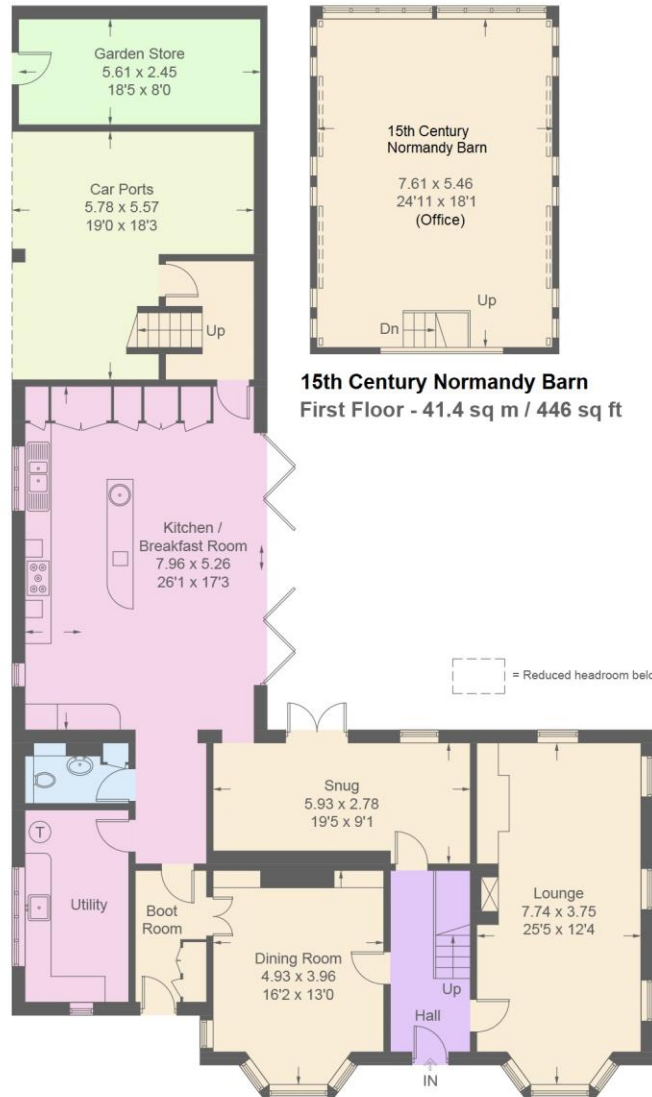


Appletrees, 21 Chessenden Lane, Smarden, Kent TN27 8NF

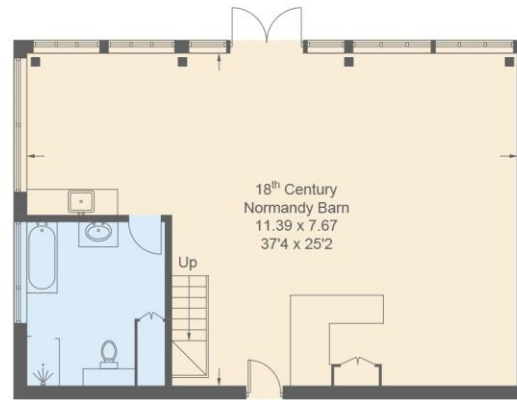
Services : Mains water, electricity and gas.
Council. Council Tax Band F. Private drainage
Location Finder what3words:///lawfully.universal.nets

EPC E Local Authority : Ashford Borough

Viewing by appointment through WarnerGray 01580 766044



Ground Floor - 151.3 sq m / 1628 sq ft



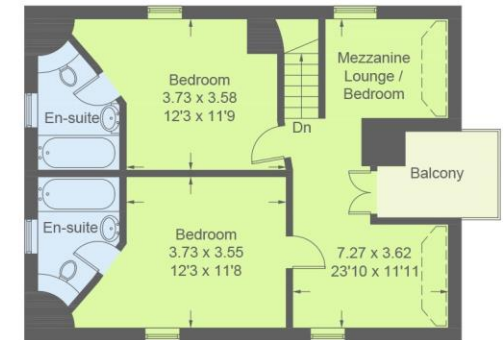
(Not Shown In Actual Location / Orientation)



(Mezzanine) - 26.6 sq m / 286 sq ft



First Floor - 95.0 sq m / 1022 sq ft



Second Floor - 62.2 sq m / 669 sq ft

Approximate Gross Internal Area = 349.9 sq m / 3765 sq ft

Outbuildings = 114.4 sq m / 1231 sq ft

Garden Store = 13.7 sq m / 147 sq ft

Total = 478.0 sq m / 5143 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. (ID1175878)

www.bardenvisuals.co.uk



All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.