



Bugglesden,
Tenterden, Kent TN30 6TG

**Bugglesden,
Bugglesden Road, Tenterden, Kent TN30 6TG
Guide Price £1,695,000**

This stunning 5 bedroom period home with circa 3.5 acres and outbuildings, situated in a semi-rural location between Tenterden and Biddenden, offers someone the chance to really live the "Good Life".

Grade II Listed, "Bugglesden" is believed to date back to the Tudor / Elizabethan period, and if it wasn't for the fact that it has all the conveniences required for modern living, its unspoilt character, tranquil location and beautiful grounds with grazing paddock 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 towns and villages very close by with good local amenities and schools, a mainline station at Headcorn which is just a short drive away and the International station at Ashford with its high-speed service to St Pancras.

Although the main house is already sizeable, with flexible accommodation extending to circa 3,700 feet, there is still potential here to reconfigure and extend both to the side of the kitchen at 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 amazing property also boasts a stylish and most spacious detached 1 bedroom cottage with residential permission, currently delivering a high yield as a holiday let, and a further detached outbuilding currently being used as a gym, but which could make the perfect office or studio space. In addition, there are two shepherd's huts joined to make a fabulous self-contained holiday retreat, which are available by separate negotiation.

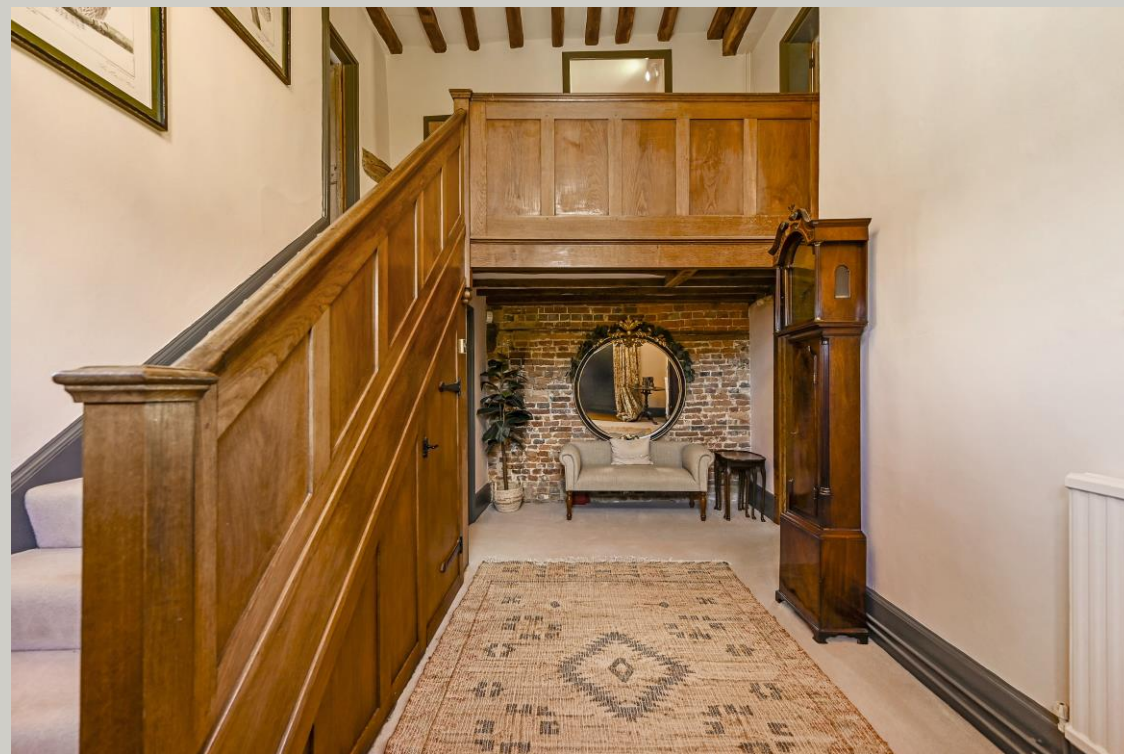
This unique property offers so much, and anyone who is lucky enough to live here can enjoy a superb lifestyle with charming surroundings, and for that reason, viewing is highly recommended.

SITUATION "Bugglesden" is in a semi-rural location on the fringes of the pretty Wealden village of Biddenden which offers good facilities including a post office, village store, 2 tearooms, public house, primary school, ancient church and Michelin starred restaurant. In addition, the property is just a short walk from McCanns micro brewery and tap room, ideal for a local brew and food for anyone renting the holiday lets. There are also a number of tourist attractions including the Kent and East Sussex Steam Railway, Smallhythe Place and Sissinghurst Gardens, Chapel Down Winery and Biddenden Vineyards. For transport to London, there is a mainline station at Headcorn (6 miles) offering services to London (journey time just over 1 hour), which also links to Ashford with its high speed service to St Pancras (37 minutes). The area has excellent schools in both the state and independent sectors and the property comes within the catchment for several of the well regarded Kent Grammars.

www.warnergray.co.uk

info@warnergray.co.uk Tel. 01580 766044

Warner Gray



- Substantial detached Grade II Listed country home
- Accommodation extending to just under 5,000 sq ft in total
- Enormous scope for flexibility of use / income potential
- Self-contained cottage / holiday let & other outbuildings
- Gardens & land extending to circa 3.5 acres (tbc)
- Sweeping driveway with extensive off-street parking
- Accessible idyllic semi-rural location close to amenities
- Historic Cinque Port town of Tenterden 3 miles away
- Wide choice of good local schools in state & private sector
- Mainline stations at Headcorn & Ashford (High-Speed)

GROUND FLOOR This stunning, substantial period country home has much to offer. The exterior has real kerb appeal, sitting comfortably within its plot and rural context, and the inside has a warm welcoming feel, with stylishly presented, well-proportioned accommodation throughout.

The heart of this home are the two main wonderful reception rooms with their huge working inglenook fireplaces, where you can imagine large family gatherings taking place. The spacious kitchen / breakfast room, with its bespoke pantry and adjacent utility / boot room, is ideal for modern family living. There is also a study / snug, ideal for two people looking to work from home or as additional reception space. The ground floor also benefits from a cloakroom and a grand reception hall which has to be seen to be believed.

On the **FIRST FLOOR** there is a galleried landing and four bedrooms, three of which are incredibly spacious with good amounts of storage, the principal also benefitting from a luxury en-suite shower room and dressing area. There is also a good size bathroom to this floor.

To the **SECOND FLOOR** is another large bedroom and vast attic space which, with the necessary permissions, may be suitable to convert into additional bedroom or bathroom accommodation.

OUTBUILDINGS In addition to the main house, there are three separate detached outbuildings. The first is a stylishly converted self-contained cottage, benefitting from its own private garden, with spacious open plan living area, wood burner, good size double bedroom and contemporary shower room. Situated in a highly desirable tourist area, it is presently run as a successful holiday let and could continue to provide a possible commercial opportunity for any new owner to generate additional income. We understand it has residential permission and could be used for extra guest or permanent family accommodation.

In between the cottage and the house is another useful building currently used as a gym / studio but equally suitable as an office / games room.

In addition, at the end of the paddock there are two joined shepherd's huts, currently let out as a high-end holiday retreat and available by separate negotiation.

OUTSIDE Bugglesden is approached via an electronically operated gate over a gravelled sweeping driveway, at the end of which is plentiful turning and parking. The gardens which surround the main house on all four sides are mostly south facing and include formal lawns, herbaceous borders, herb garden and an orchard. There are various places to sit and enjoy the tranquillity of the setting, as well as an orchard which gives a very Kentish feel.

A gate to the other side of the drive leads to a wild meadow with post and rail fencing and separate vehicular access. This is currently where the shepherd's huts are located, but due to the hard standing in place and mains services, it would be possible to consider erecting stables or an animal shelter (stpp). In all, the wonderful grounds extend to circa 3.5 acres (to be confirmed). One thing's for sure, children, grandchildren, pets and adults alike will appreciate the freedom that this rural idyll offers.

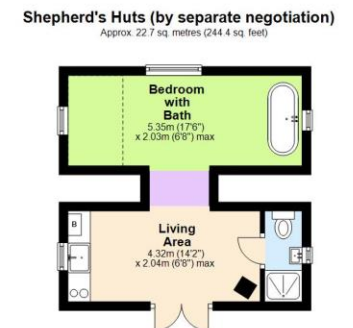
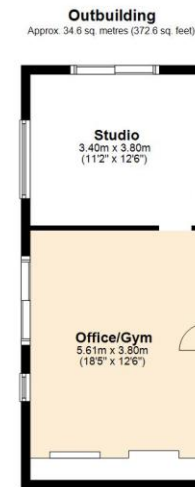
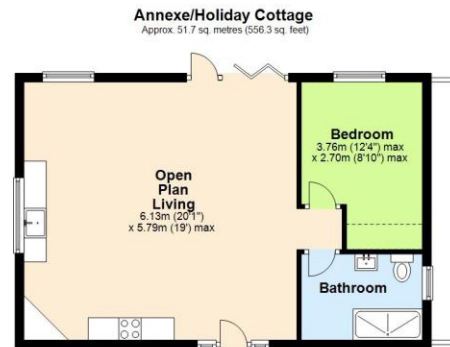
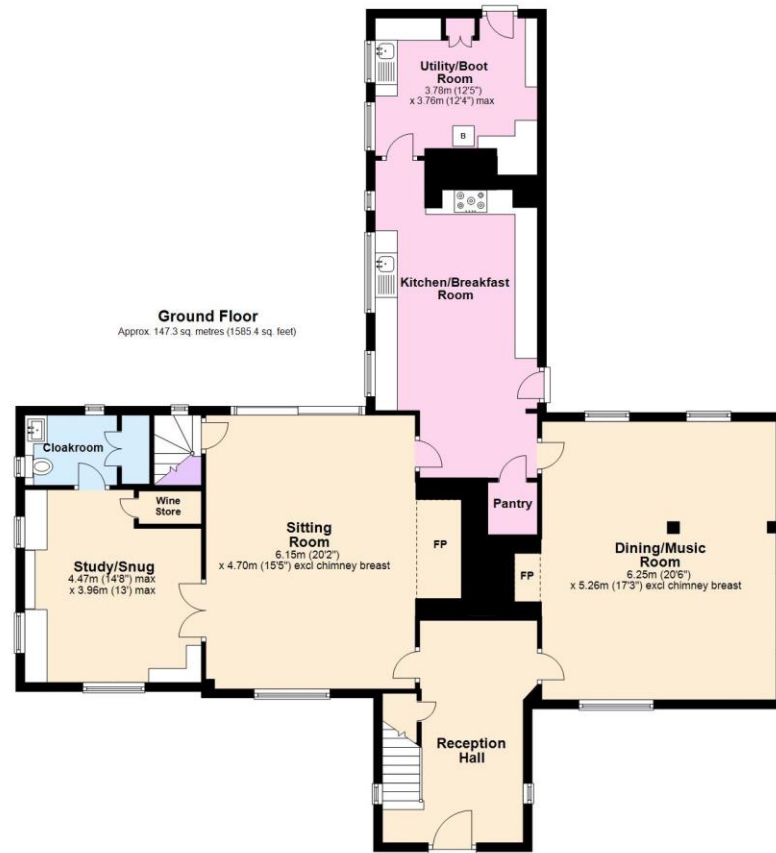
SERVICES: Mains: water and electricity. Private drainage (waste treatment plant). Oil central heating. Council Tax Band G. Local Authority Ashford Borough Council. Location Finder what3words: ///texts:clauses:frock











Total area: approx. 442.4 sq. metres (4761.7 sq. feet)

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.