



The Old Bakery,
Hamstreet, Kent TN26 2JY

The Old Bakery, Hamstreet, Ashford TN26 2JY

Guide Price £750,000

This stunning detached Grade II Listed 4 double bedroom period home, situated in the heart of the pretty village of Hamstreet, has masses of history, character and potential and is a rare find indeed.

Steeped in history, this wonderful property started life as a Wealden Hall House and over the centuries, has served the village as a pub, bakery, post office and general store. The heart of this home is thought to date back to 1450 and has all the character and charm you would expect, while later Victorian additions mean that it has a deceptively spacious and flexible layout that would suit any number of different buyers, including those with a large family, those needing dual occupancy or someone looking for a “lock up and leave” property.

The property is also ideal for London commuters, with Hamstreet station being a single stop to Ashford International for St Pancras.

This unique property also benefits from having undergone an incredibly sympathetic refurbishment by the current owners to exacting standards. The love, care and attention has resulted in a very special home, where there is a lovely blend of modern living whilst retaining period charm.

In addition, the house boasts beautiful mature gardens to the front and rear, an attached single garage and private driveway providing off-street parking for cars or potentially a motorhome. NO ONWARD CHAIN.

- Stunning detached Grade II Listed former Wealden Hall House
- Refurbished to a very high standard by the current owners
- Beautiful blend of character charm and modern living
- 4 double bedrooms and 3 high specification bathrooms
- Enormous scope for flexibility of use / dual occupancy
- Pretty, mature gardens to front & rear (south and west facing)
- Private driveway for parking / Attached single garage
- Situated in the heart of the sought-after village of Hamstreet
- Wide choice of good local schools including grammars
- Hamstreet railway station is on the Southern Trains Marshline connecting Brighton to Ashford International via Hastings and Lewes
- Tenterden 7 miles, Camber Sands 9 miles

www.warnergray.co.uk

info@warnergray.co.uk 01580 766044

WarnerGray



The layout of The Old Bakery is both practical and inviting. Upon entering, you are welcomed by a spacious hallway, which could easily be considered as a room in its own right. The hallway features Milan tumbled limestone flooring from Mandarin Stone.

Off of the hall is the beautiful sitting room, where a striking double-sided inglenook fireplace serves as a natural divide between the sitting room and dining room beyond. The flooring in both rooms is equally remarkable, crafted from Versailles parquet crafted from antique French oak.

The bright kitchen / breakfast room, accessible from the dining room, sits at the back of the house and boasts a window and stable door that open to the pretty rear garden. A useful pantry & utility room is adjacent to the kitchen.

On the other side of the property, off the hall, there is a spacious study / snug, with plenty of room for multiple desks for those work-from-home days. There is also a generously sized bedroom, currently being used as a gym, with its own en-suite shower room. As this side of the house is accessed from the main entrance hall, it would be perfect for anyone needing multi-generational living.

FIRST FLOOR Upstairs there are three comfortable double bedrooms, each with its own distinctive charm. The principal suite offers plenty of built-in storage and a luxurious en-suite with Italian marble flooring and Galassia Italia sink. The spacious and most luxurious family bathroom is equipped with a large roll-top bath and double walk-in shower.

OUTSIDE There is a beech hedge at the front of the property, behind which is a delightful garden with mature trees and a well-kept lawn surrounded by rose beds. To the side of this is a private driveway with ample parking in front of the attached garage. The enclosed south-west facing rear garden offers a stone terrace, perfect for summer living and entertaining, and a charming lawn area bordered by trees.

SERVICES Mains water, electricity and drainage. Bottled LPG serves the heating and hot water system. Local Authority: Ashford Borough Council.

LOCATION FINDER

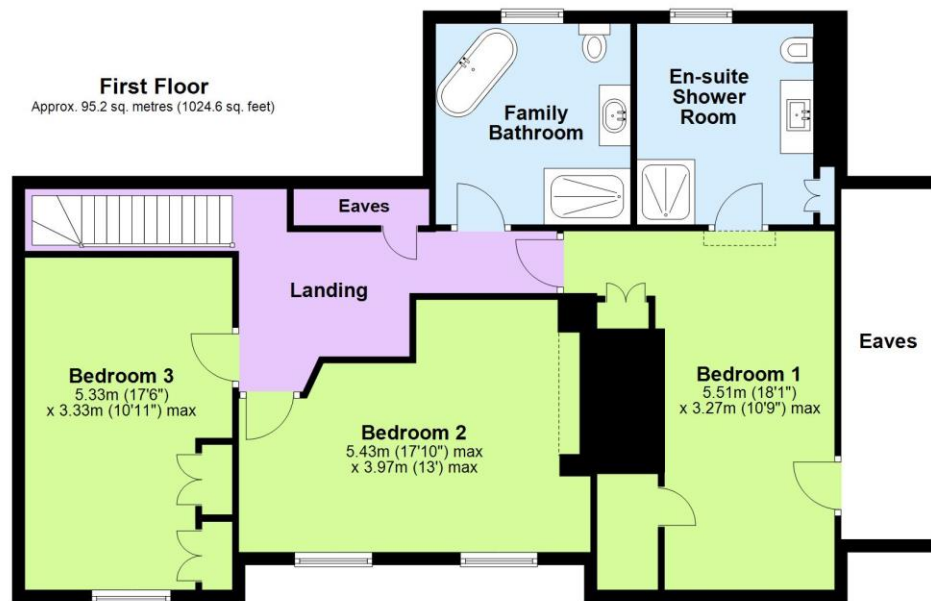
what3words: ///molars.necklaces.panoramic

Viewing by appointment through WarnerGray 01580766044

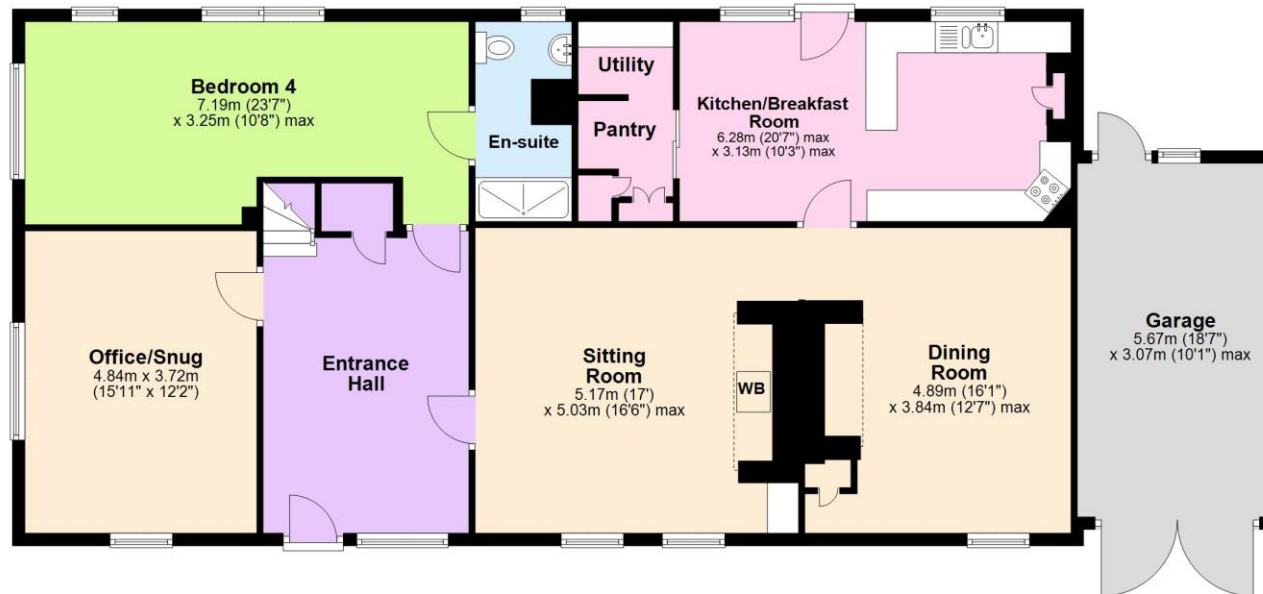
SITUATION: The Old Bakery is located 6 miles south of Ashford, where there are comprehensive amenities, including the popular designer outlet shopping centre, and the International station providing regular high-speed services to London St Pancras in just under 40 minutes. Hamstreet village itself is known as "The Gateway to the Marsh," thanks to its close proximity to the Romney Marshes and the coast.

The village is well equipped with local amenities including doctor's surgery, dentist, village shop, post office, pub, tearoom, Indian restaurant and railway station. Various footpaths weave through the village, including the famous Royal Military Canal and the long distance Saxon Shore Way. The village also boasts Hamstreet Woods - a nature reserve managed by Natural England. There are a wide range of schools nearby in both the state and private sectors. Hamstreet Primary Academy is the local village primary, rated 'good' by Ofsted. There are excellent secondary options in Ashford, including Highworth and The Norton Knatchbull Grammar Schools, and the private Ashford School.

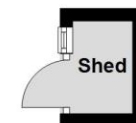




Ground Floor
Approx. 153.2 sq. metres (1648.8 sq. feet)



Brick Outhouse
Approx. 1.4 sq. metres (15.4 sq. feet)



Total area: approx. 249.8 sq. metres (2688.8 sq. feet)



