



Pickhill House,
Tenterden, Kent TN30 7LZ

Pickhill House, Smallhythe Road, Tenterden, Kent TN30 7LZ Guide Price : £1,195,000

An exceptional detached country residence located within the High Weald Area of Outstanding Natural Beauty, positioned on the outskirts of the historic town of Tenterden. This beautifully appointed and generously proportioned home offers approximately 3,300 sq ft of accommodation arranged over two floors, featuring six bedrooms—including a ground floor suite - four bath/shower rooms, and four spacious reception rooms, ideal for both family living and entertaining.

Externally, the property is approached via an impressive gated in-and-out gravel driveway leading to a detached double garage and ample parking area. The front garden is thoughtfully landscaped with a circular design, raised flower beds, and meandering pathways and to the rear, a large, paved terrace wraps around the house overlooking the wonderful gardens which are laid to lawn with flowers beds and edged by mature trees and shrubs enjoying the stunning views across the surrounding countryside – in all extending just over an acre (tbv)

- Impressive country house in the High Weald Area of Outstanding Natural Beauty
- Beautifully presented with 6 beds / 4 bath / shower rooms including a ground floor suite
- 4 Spacious reception rooms – ideal for family living and entertaining
- Landscaped gardens and grounds of about 1.16 acres (further paddock by separate negotiation)
- Expansive terrace with views across the gardens and surrounding countryside
- In-and-out carriage driveway providing a grand approach and easy access
- Generous double garaging with ample storage
- Situated on the edge of the picturesque cinque port town of Tenterden
- Train services available at Headcorn and Ashford International

SITUATION The property is situated within the High Weald Area of Outstanding Natural beauty, on the edge of this picturesque and historic town with its tree-lined high street. A nearby country footpath leads to the centre of Tenterden which has a comprehensive range of boutiques, shops, supermarkets, restaurants, coffee shops, public houses, schools, doctors' surgery and sports facilities. Train services are at Headcorn (about 11 miles) and Ashford (about 13 miles) which offers fast trains to London St Pancras from 36 minutes. There is a good choice of schooling, in both the state and private sectors. Notable schools include Tenterden Primary School, Homewood School at Tenterden, Highworth Girls Grammar School at Ashford, Norton Knatchbull Boys Grammar School at Ashford.

The area benefits from a wealth of leisure and tourist attractions including a number of golf courses; sailing, fishing and water sports at Bewl Water and on the south coast; walking and off-road cycling at Bedgebury. There are also a number of tourist attractions including the Kent and East Sussex Steam Railway, Smallhythe Place (National Trust), Chapel Down Winery, Biddenden Vineyard. There is also a leisure centre and weekly market in Tenterden.

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GROUND FLOOR The property comprises a wonderful, detached family house offering well-proportioned and substantial accommodation in excess of 3,300 sq ft. The front door opens into a spacious entrance hall giving access to the beautifully presented reception accommodation.

To the right, there is a sitting room with a fireplace and attractive square bay window to the front. A door leads through to a rear hall with a ground floor bedroom and shower room off as well as a door to the rear.

On the opposite side of the entrance hall there is a fabulous double aspect drawing room with a charming fireplace and wood burner.

To the rear of the house there is a triple aspect garden room with double doors leading out to the terrace and gardens beyond creating the perfect entertaining space.

Off the garden room there is also a dining room with a fireplace and window to the side.

The kitchen/breakfast room is double aspect with windows to the side and doors leading out to the rear terrace and gardens. The fitted kitchen includes a range of wall and base units and a central island with breakfast bar. There is also a useful utility room off the kitchen with further storage cupboards, sink and a door to the side.

ON THE FIRST FLOOR the spacious landing gives access to the five bedrooms and a beautifully appointed family bathroom. All of the bedrooms have fitted wardrobes and two of them benefit from en suite bathrooms.

OUTSIDE the house is approached via a gated in and out gravel drive leading to the detached double garage and parking area. The front garden includes an attractive circular landscaped garden with pathways and raised flower beds.

To the rear, a large paved terrace wraps around the house and enjoys fabulous views over the surrounding countryside. The garden is laid to lawn with flowers beds and edged by mature trees and shrubs. A gate leads through to an adjoining field, fenced and hedged on all sides, and in all the property extends to about 1.16 acres (to be verified).

A pony paddock of about 1.68 acres with separate water supply is available by separate negotiation.

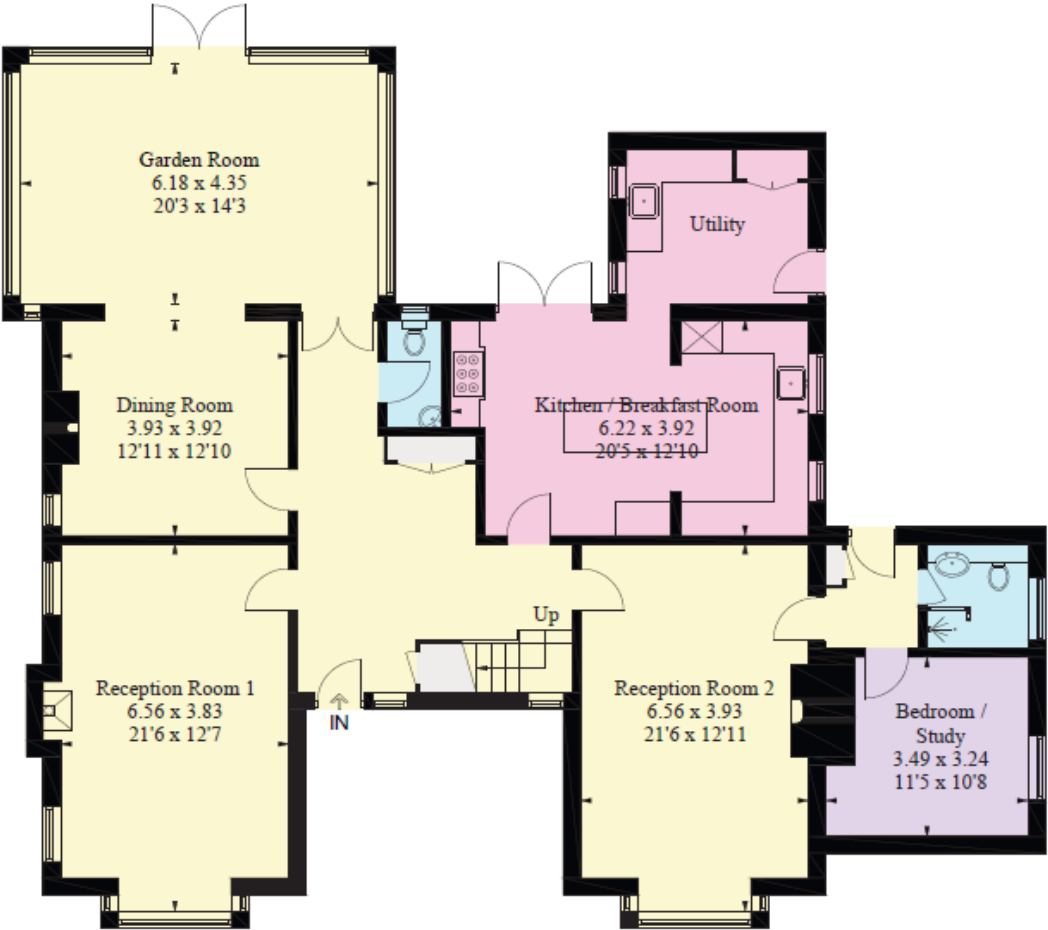
SERVICES Tenure: Freehold Local authority: Ashford Borough Council, Tel. 01233 331111 Council tax band: G Services: Mains water and electricity. Oil-fired heating. EPC : E Private drainage (Klargester).

DIRECTIONS From the centre of Tenterden, proceed south on the A28 (High Street) towards Rolvenden/Hastings. At the traffic lights as you leave the town, turn left onto Smallhythe Road (B2082) signposted Smallhythe/Wittersham/Rye. Continue for 1.1 miles and Pickhill House is the second house on the right after passing the cricket pitch on the right.

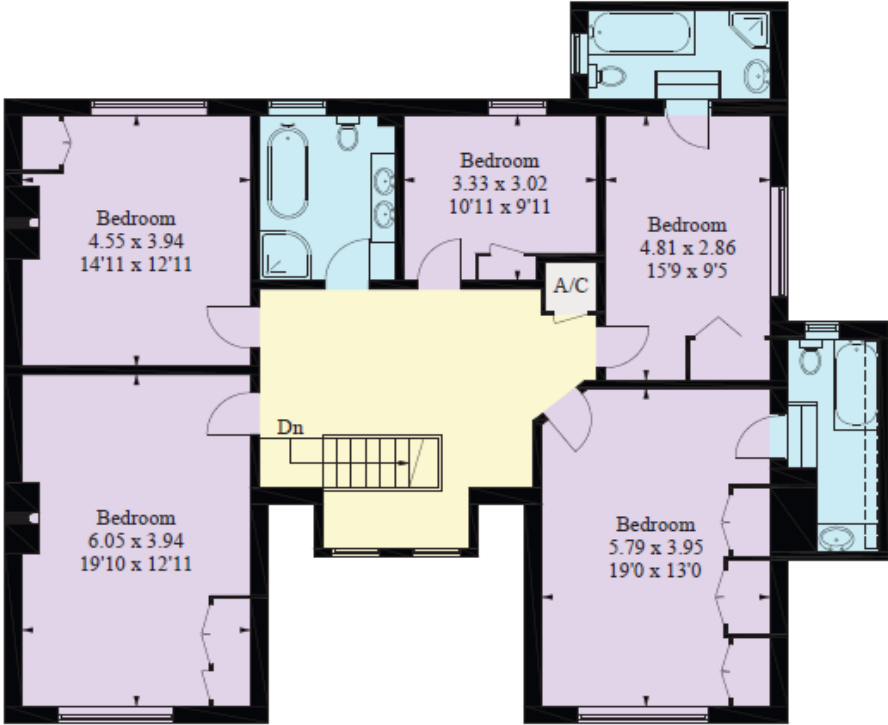
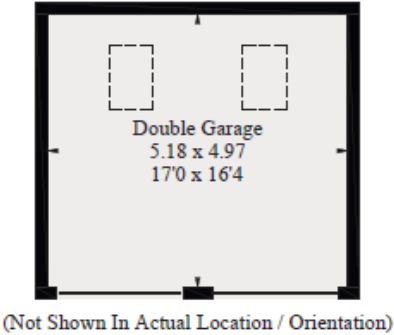
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Approximate Gross Internal Area = 310.7 sq m / 3344 sq ft
Double Garage = 25.7 sq m / 277 sq ft
Total = 336.4 sq m / 3621 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1063023)







