

# Pickhill House, Tenterden, Kent

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# Pickhill House, Smallhythe Road, Tenterden, Kent

A wonderful detached family house offering beautifully presented and substantial accommodation totalling over 3,300 sq ft. The property is located on the edge of the popular town of Tenterden and enjoys lovely views over the surrounding countryside.

Tenterden 1.15 miles. Rye 9.4 miles. Headcorn station 9.9 miles (London Bridge about 1 hour). Ashford station 14 miles (London St Pancras from 36 minutes). Maidstone 19.3 miles. Tunbridge Wells 23 miles. Gatwick airport 49 miles. Central London 58 miles. (All times and distances approximate)



6



4



4



2.65  
acres



EPC

E

**Local authority:** Ashford Borough Council, Tel. 01233 331111

**Council tax band:** G

**Services:** Mains water and electricity. Oil-fired heating. Private drainage (Klargester).



Substantial and beautifully presented accommodation with the benefit of an en suite ground floor bedroom.





## The Property

Pickhill House is 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.

## Gardens and Grounds

The house is approached via a gated in and out gravel driveway 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 2.65 acres.



## Situation

The property is situated within the High Weald Area of Outstanding Natural beauty, on the edge of the picturesque and historic town of Tenterden with its tree-lined high street flanked by historic Wealden tiled and weather boarded properties. A country footpath leads from the property into the centre of Tenterden which has a comprehensive range of boutiques, shops, supermarkets, restaurants, coffee shops, public houses, schools, doctors' surgery and sports facilities. Mainline train services are available at Headcorn (about 11 miles away) and Ashford (about 13 miles) which offers fast trains to London St Pancras from 36 minutes.

There is a good choice of schooling in the area, 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, Ashford School and Preparatory School, Dulwich Preparatory at Cranbrook, St Ronan's and Marlborough House at Hawkhurst, and Benenden School (Girls).

The area benefits from a wealth of leisure and tourist attractions including a number of golf courses in the vicinity; 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.

## Directions (TN30 7LZ)

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-hand side after passing the cricket pitch on the right.



**Approximate Gross Internal Floor Area**

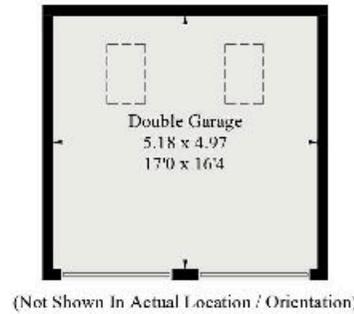
**House: 310.7 sq m / 3344 sq ft**

**Garage: 25.7 sq m / 277 sq ft**

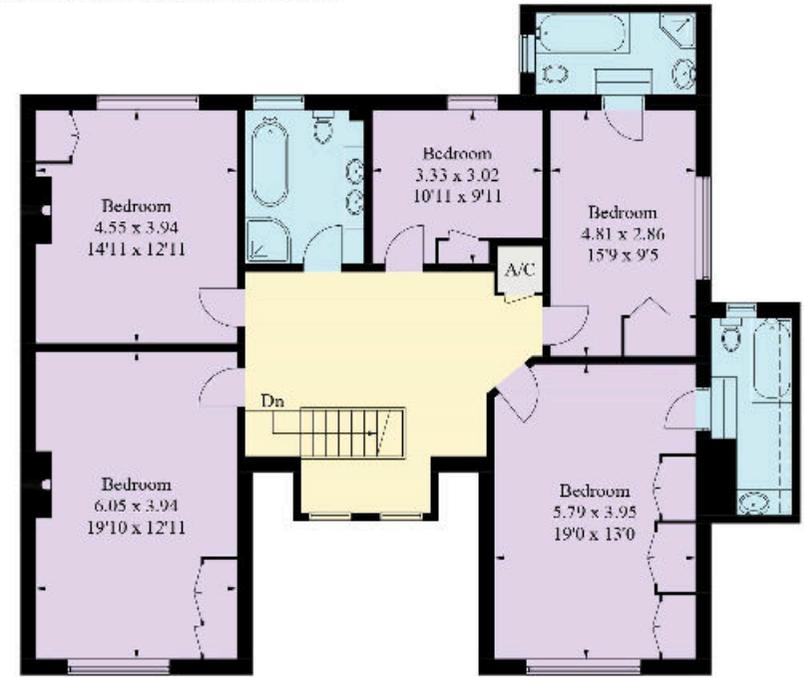
**TOTAL: 336.4 sq m / 3621 sq ft**



**Ground Floor**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



**First Floor**

Knight Frank  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Simon Biddulph  
01892 515035  
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