



Gibbet Oak, Tenterden, Kent



A most attractive Grade II listed family house offering substantial and well-proportioned accommodation, set within 6.68 acres of gardens and grounds with a detached studio, swimming pool, stables, outbuildings and garaging.

Situation

The property is situated within the High Weald Area of Outstanding Natural beauty, on the outskirts of the picturesque and historic town of Tenterden with its tree-lined high street flanked by historic Wealden tiled and weather boarded properties. Tenterden offers a comprehensive range of boutiques, shops, supermarkets (including Waitrose), restaurants, coffee shops, public houses, schools, doctors' surgery and sports facilities. Mainline train services are available at Headcorn as well as Ashford 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.




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Gibbet Oak

Gibbet Oak is a most attractive Grade II listed detached country house offering well-proportioned and sympathetically refurbished family accommodation totalling 6448 sq ft. The original (central) section of the property dates back to the Tudor period, with two wings being added either side in the Georgian and Victorian eras. The property now offers substantial and beautifully presented family accommodation providing a perfect blend of characterful period features with modern day convenience.

The accommodation is arranged over three floors and includes five formal reception rooms as well as a spacious cellar (currently used for storage). To the front of the house, the dining room and library are both double aspect. The fantastic drawing room is located in the oldest part of the house and includes a wealth of exposed beams and timbers, a wonderful inglenook fireplace, wood panelling and a charming bay window with French doors leading out to the gardens. There is also a snug with a door to the side, and a double aspect sitting/family room with a door to the rear.

The well-appointed kitchen has a range of fitted wall and base units, a central island with integrated appliances and breakfast bar, electric Aga cooker and a walk-in larder. A rear hall gives access to a utility room and a door to the rear garden.

On the first floor there are five bedrooms, many with exposed beams and timbers, as well as two bathrooms. The impressive principal bedroom has an inglenook fireplace, two windows to the side and an en suite dressing room and shower room.

Stairs lead up to two further bedrooms on the second floor as well as a bathroom with a roll top bath and wood panelled walls. From the first floor landing, a separate staircase leads to another second floor bedroom/ playroom and a store room.

Distances

Tenterden 1.9 miles. Rye 11 miles. Headcorn station 9 miles (London Bridge about 1 hour). Ashford station 12.4 miles (London St Pancras from 36 minutes). Maidstone 18.4 miles. Tunbridge Wells 22.3 miles. Gatwick airport 45 miles. Central London 56 miles. (All times and distances approximate).







Gardens and Grounds

The property is approached via an electrically operated gated entrance over a gravel driveway, passing the detached garage/store and a detached studio with double doors opening to the gardens. The driveway continues to a parking and turning circle to the front of the house.

The delightful gardens and grounds surrounding the property are a particular feature of the property and are beautifully maintained. They include lawned areas with a multitude of mature trees and shrubs, a small orchard, ponds and views over the adjoining countryside. To the rear of the house there is a terrace and secluded walled garden, ideal for al fresco dining.

To the north-west of the house, there is a stable block providing three stables with an area of hardstanding. A five bar gate leads to two enclosed paddocks and in all the property extends to about 6.68 acres.

Directions (TN30 7DH)

From Tenterden High Street, proceed north-east on the A28 towards Ashford and Maidstone. Just after the traffic lights at the end of the High Street, turn right onto Oaks Road (B2067) signposted Appledore. Continue for 0.3 of a mile and, at the junction, turn right onto Beacon Oak Road (B2080) signposted Appledore. Continue for 1.5 miles and the gated entrance to Gibbet Oak will be found on the left-hand side (flanked by curved brick walls).

Property information

Services: Mains water and electricity. Biomass and oil heating system. Private drainage.

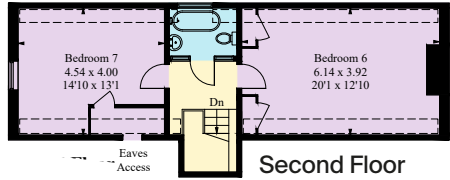
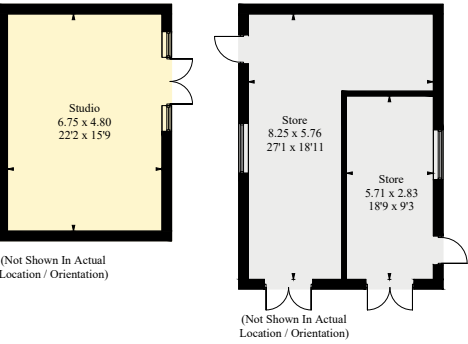
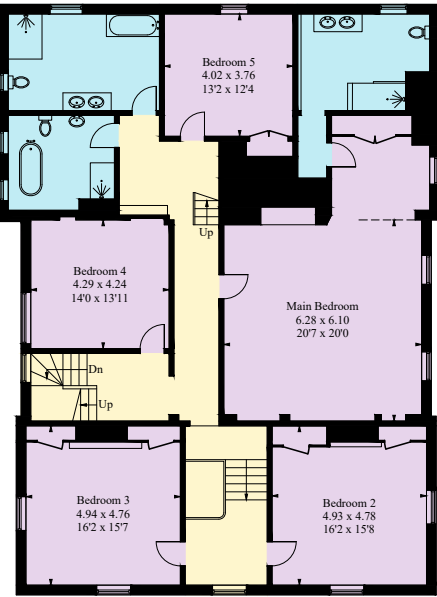
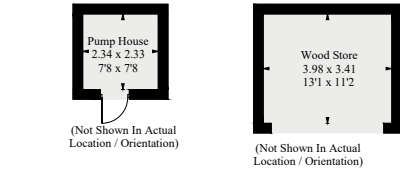
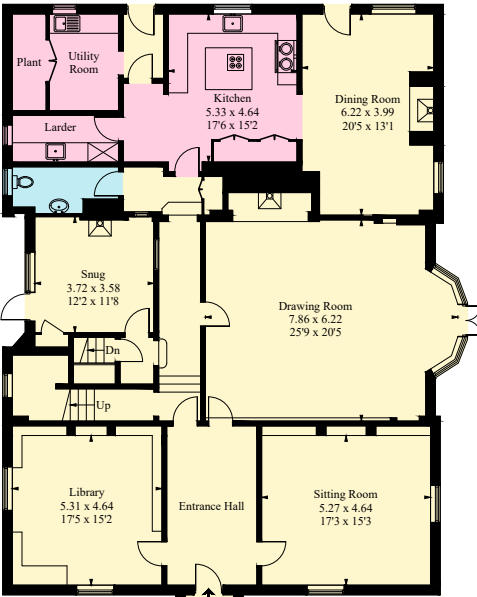
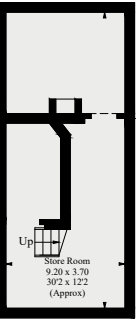
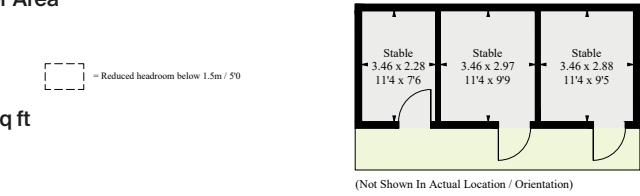
Local Authority: Ashford Borough Council, Tel. 01233 331111

Council Tax: Band G

Tenure: Freehold



Approximate Gross Internal Floor Area
House: 565 sq m / 6082 sq ft
Cellar: 34 sq m / 366 sq ft
Outbuildings: 129.2 sq m / 1,391 sq ft
Total: 728.2 sq m / 7,839 sq ft



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

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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