

Hadlemore Oak


Woodchurch, Ashford, Kent







A wonderful detached country house set in approximately 7.65 acres with excellent equestrian facilities and stunning rural views.

Woodchurch 1.9 miles, High Halden 1.9 miles, Tenterden 4.5 miles, M20(J9) 8.7 miles, Ashford International 9 miles, Headcorn station 10 miles, Rye 12.7 miles`
Tunbridge Wells 24.7 miles, London 62 miles (Distances and times approximate).


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Summary of accommodation

Main House

- Ground Floor: Entrance Hall | Cloakroom | Study | Sitting Room | Sun Room | Kitchen/Breakfast Room | Utility Room
- First Floor: Principal Bedroom | En Suite Bathroom | Two Further Bedrooms | Family Bathroom
- Second Floor: Two Bedrooms | Shower Room

Outside

Mature gardens and grounds | Paved Terrace | Vegetable Garden | Greenhouse | Double Garage | Log Store | Implement Store

Equestrian Facilities

5 Stables | Tack Room | 60m x 20m Manege | Hay Barn | Open Barn | Field Shelter | 3 Paddocks

In all about 7.65 acres

Situation

(Distances and times are approximate)



The property is located in a wonderful rural situation on the edge of the popular village of Woodchurch which provides excellent local facilities including a village shop, butcher's, café, two pubs, vineyards and many clubs and societies. A further range of amenities are available at the larger towns of Tenterden, Ashford and Tunbridge Wells. The south coast is also easily accessible.



There is an excellent choice of schooling in the area including Woodchurch CE Primary, High Halden CE Primary, Homewood in Tenterden, Highworth Grammar in Ashford, Ashford School, St Ronan's in Hawkhurst, Benenden, Dulwich School in Cranbrook, Cranbrook School, Spring Grove in Wye and King's Canterbury.



Mainline train services are available from Headcorn or from Ashford International with fast trains to London St Pancras.



The Property

Hadlemore Oak is an attractive unlisted property, believed to date back to circa 1830. It has been sympathetically refurbished and modernised to perfectly blend the character features of the Victorian era with modern day conveniences.

Internally, the house provides flexible accommodation, arranged over three floors. On the ground floor, the entrance hall has a cloakroom and useful study overlooking the front and side. The sitting room has a working fireplace and a window to the side. The impressive kitchen/breakfast room provides an extensive range of modern fitted units with quartz worktops and integrated Neff appliances. There is also a central island with breakfast bar and a full height integrated drinks larder cabinet/bar. Double doors lead through to a fabulous sun room which runs the width of the house, also accessed from the sitting room, with French doors opening out to the terrace and gardens creating the perfect space for entertaining. There is also a useful utility room off the kitchen with a door to the rear.

On the first floor, the principal bedroom benefits from stunning rural views as well as a well-appointed en suite bathroom with 'his and hers' sinks, a free-standing Bette bath and a generous separate shower. There are two further double bedrooms on this floor, both with fitted wardrobes, as well as a family bathroom. On the second floor there are two double bedrooms, one of which has fitted wardrobes, and a shower room.







FLOORPLAN

Approximate Gross Internal Floor Area
216 sq.m / 2334 sq.ft
Outbuildings = 262.7 sq.m / 2828 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.



Outside

The house is approached via a gated entrance over a private gravelled driveway providing ample parking and leading to the detached double garage with attached storage room. To the side, a door gives access to a further room with fitted kitchen units. Stairs lead up to a spacious first floor room (currently used as a gym) with a bathroom off. To the rear, a paved terrace spans the width of the house providing a perfect setting for al fresco dining whilst enjoying the fabulous views over the property's gardens and surrounding countryside. The gardens are primarily laid to lawn with mature trees and shrubs. They also include a vegetable garden with raised beds, a greenhouse and various fruit trees.

Beyond the gardens, the property benefits from excellent equestrian facilities which include three paddocks (two of which have automatic water feeders), a field shelter and a 60m x 20m manege (sand, rubber and carpet fibre). Adjoining the manege, a detached stable building provides five stables, hay barn, tack and storage rooms. There is also a large open barn (suitable for horse trailers). The paddocks have a separate entrance, providing access for maintenance. Hacking is available on the lanes locally and in nearby Hemsted Forest, and off-season riding is available at Camber. In all the property extends to 7.65 acres.

Property Information

Directions (TN26 3QT): From Junction 9 of the M20 follow the signs for the A28 to Tenterden. Continue on the A28 for approximately 5.4 miles then turn left into Bethersden Road (signposted to Woodchurch). Continue on this road (which becomes Bethersden Road) for approximately half a mile then, at the crossroads, turn right onto Plurenden Road. After 1.5 miles, turn left onto Redbrook Street. The entrance to Hadlemore Oak will be found on the right-hand side.	Tenure: Freehold
	EPC: D
	Services: Mains water, gas and electricity. Gas heating. Private drainage (new Marsh sewage treatment plant).
	Local Authority: Ashford Borough Council, Tel. 01233 331 111
	Council Tax: Band G
What3Words: www.what3words.com/fuss.tripods.barrel	Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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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