

Manor House Weddington | Ash | Canterbury | Kent | CT3 2AS



MANORHOUSE



Step inside

Manor House

Steeped in history, this impressive example of a 15th century Grade II Listed timber framed Manor House will gladden the hearts on anyone looking for a charming, secluded and characterful family home. It also includes a separate cottage, stables and additional outbuildings and nestles in the midst of about 1.84 acres of grounds.

The Manor is located in the hamlet of Weddington, near Ash and is approached down a long private road that leads to an electrically operated double gate entrance to the grounds where the first thing that greets you as you drive up to the house is the magnificent lake. This is surrounded by lawns and the circular in-and-out driveway that continues round to a second set of gates. It is at this stage you can begin to take in the external charm of the manor with its high Kent peg tiled roof, chimneystack and leaded light windows as well as the wide and attractive pitched roof porch. While internally the property includes a plethora of original exposed beams, wonderful fireplaces and American oak flooring.

The front door opens into a large reception with a bathroom and an inner hall leading to the ground floor accommodation. This includes the well-fitted light and bright kitchen/breakfast room with Travertine flooring, a range cooker, shaker style white units with granite worktops housing various appliances and a charming breakfast area with internal leaded light windows. There is also access to a walk-in pantry and an adjacent utility room with laundry facilities and a stable door to the garden.

Guests will be queueing up to be invited to a meal in the gorgeous dining room with its beamed ceiling, feature brick wall and a superb inglenook fireplace with a Bressummer beam and built in side cupboards. Access to the stunning and characterful sitting room is through a Tudor arch style doorway and includes original ceiling beams that came from historic ships, another magnificent inglenook fireplace with a bespoke log burning stove and a fascinating salt cupboard.

There is access to a useful study with fitted shelving and the charming sun room with a large store cupboard and a wall of windows and French doors to the garden where you can sit and enjoy the view. There is also a double bedroom, particularly useful for guests or family members who find the stairs difficult.

The stairs from the sitting room lead up to the first floor where you will find three bedrooms with lovely views to the lake, a small sewing area overlooking the rear garden and a luxurious family bathroom with a high partially vaulted ceiling and exposed beams. It includes a stand-alone oval bath with claw feet, a separate shower and a bidet. One of the bedrooms is a double with a fitted cupboard, another has a feature brick wall, bespoke cupboards, a fireplace and exposed beams while the elegant main bedroom also has a feature brick wall and a plethora of fitted cupboards and a built in dressing table.

There are three large stables, a separate building currently in use as a gym and plenty of hard standing for parking numerous vehicles as well as the detached, refurbished cottage. This includes a spacious kitchen/diner with porcelain tiled flooring and fitted units housing various appliances and a wide arch creating an open plan feel to the lounge area and snug with a log burner and open tread stairs to a galleried double bedroom with cross beams, a roll top, claw foot bath and cloakroom facilities. It is ideal as a home for family members, a guest cottage, staff quarters or could even be a country holiday let.

The vast rear garden is primarily laid to lawn with a terrace and surrounded by impressive specimen trees and shrubs as well as an orchard with a variety of fruit trees.

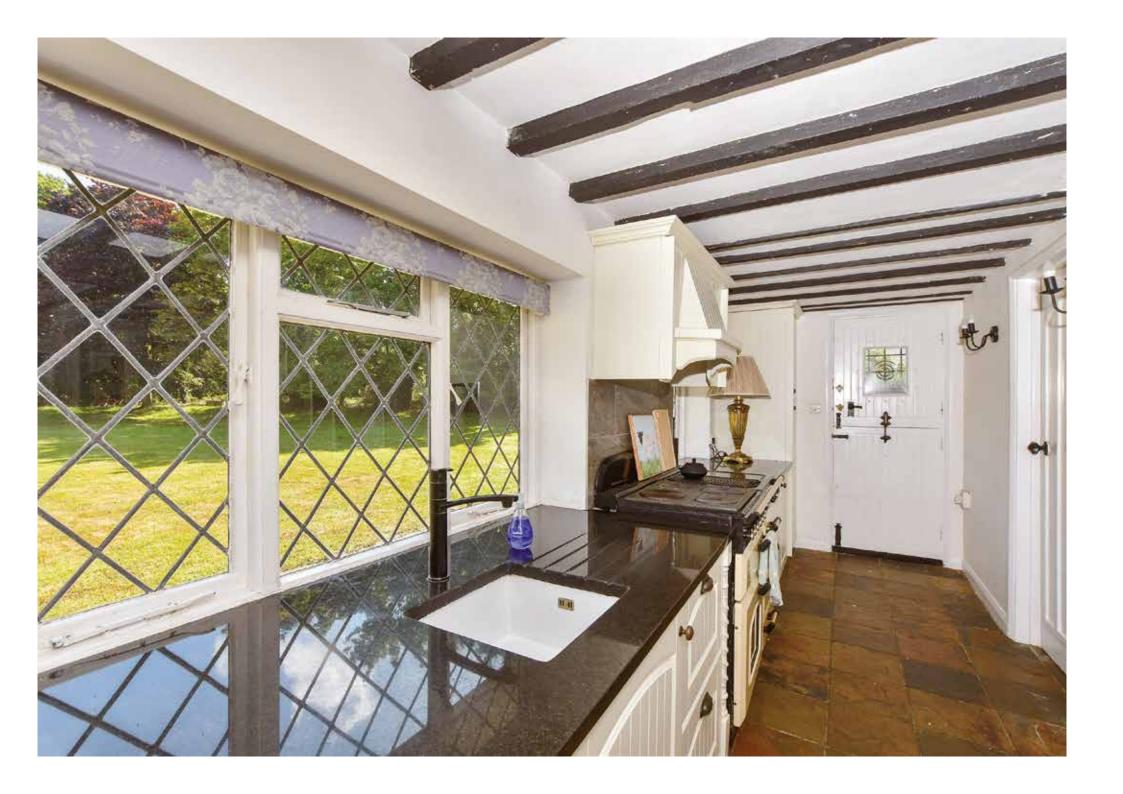


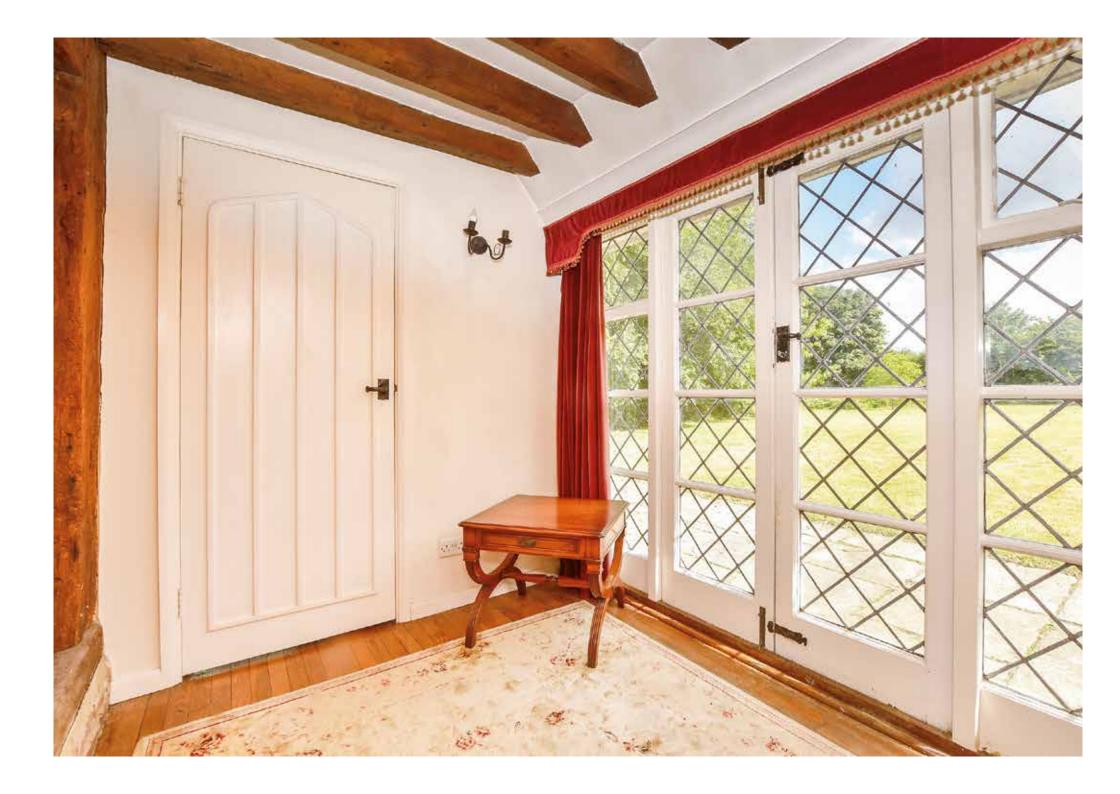












Seller Insight



This is a property for anyone looking for privacy and seclusion but who wants the pleasure of a truly characterful and historic residence. Although now lapsed there were planning applications agreed to extend the property at the rear and also to add a principal bedroom suite and playroom in the roof space and it should be possible to have these re-instated or amended.

Even though the manor is in a very private location Weddington Lane is immediately accessible to the A257 for Ash, Sandwich, Wingham and Canterbury while Deal and Dover are within easy driving distance. Ash includes period buildings, a Grade I Listed church, a pub, two convenience stores, a chemist, hairdressers, a doctor's surgery and a beauty spa. There are also sports clubs, activities in the village hall and fishing in Sandwich lakes as well as a good primary school and St Faith's prep school.

It is not far to the medieval Cinque Port town of Sandwich with its delightful pubs, restaurants and individual shops as well as the excellent Sir Roger Manwood's grammar school. Golfing addicts can enjoy their game at Princes and the world renowned St George's championship course. Boating enthusiasts can moor their boats along the River Stour in Sandwich and other sporting activities are easily available while the high speed train from Sandwich station can whisk you to London in under an hour and a half.

Canterbury city centre is only a 20 minute drive with its high street stores, individual shops, restaurants and bars as well as the cinema, two theatres and a plethora of historic buildings. It includes two train stations with the fast train to St Pancras from Canterbury West station taking less than an hour. There is also a leisure centre, golf course and the Polo Farm sports club as well as three universities. There are also excellent grammar schools and first class private schools in Canterbury, Thanet and Dover.

Historical Note:

The Manor was formally one of the six Manors of Ash and closely associated with the medieval town of Sandwich which, at that time, was a major port. It was historically owned by descendants of the d'Avranches family who came over to England with William the Conqueror. Robert d'Avranches was the first to change the name to 'de Hougham' (it means the same as Avranches; 'a home in a hilly place') and the first Hougham to be knighted. He was a Crusader who fought with King Richard I (the Lionheart) at the Siege of Acre in the Holy Land between 1189 and 1191. The Houghams came from the Dover area (hence Hougham, Church Hougham and West Hougham) to Weddington at the time of Henry VIII and lived there until the end of the reign of Charles I.**

^{*} These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Travel Information By Road Sandwich station Dover Docks Channel Tunnel Deal Canterbury Charing Cross Gatwick	4.5 miles 15.8 miles 22.4 miles 9.5 miles 9.8 miles 73.5 miles 75.8 miles
By Train from Sandwich St. Pancras Victoria Charing Cross Dover Canterbury	1hr 27 mins 1hr 53 mins 2hrs 10 mins 22 mins 40 mins

Leisure Clubs & Facilities	
Ash Rugby Club	07587 052060
Sandwich Coarse Fishery	07936 409912
Ash Village Hall	07590 360686
Sandwich Leisure Centre	01304 614947
Prince's Golf Club	01304 611118
Royal St. George's Golf Club	01304 613090
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	

Healthcare Ash Surgery Dr Healy and Partners The Market Place Surgery The Butchery Surgery	01304 812227 01304 611608 08443 879997 01304 612138
Education Primary Schools: Kelsey and Cartwright Primary Ash St Faiths Ash Sandwich Infant School Sandwich Junior School Northbourne Park Prep Wellesley Hadden Dene	01304 812539 01304 813409 01304 612228 01304 612227 01304 611215 01843 862991
Secondary Schools: Manwood's Co-ed Grammar Sandwich Dover Grammar School for Girls Dover Grammar School for Boys Duke of York's Royal Military School Dover College Kings School Canterbury Sandwich Technology School St. Lawrence College, Ramsgate Dane Court Grammar, Broadstairs	01304 613286 01304 206625 01304 206117 01304 245023 01304 205969 01227 595502 01304 610000 01843 572900 01843 864941

Entertainment	
The Chequers Ash	01304 273680
The Five Bells	01304 611188
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362
George and Dragon	01304 613106

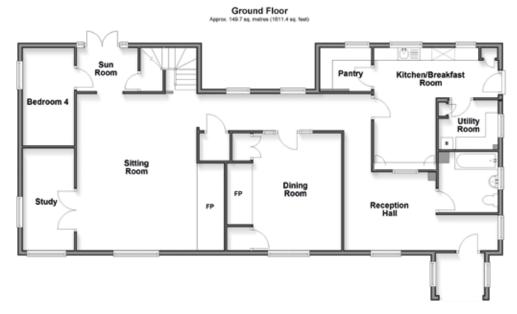
Local Attractions/Landmarks Wingham Wildlife Park Betteshanger Country Park Richborough Fort and Amphitheatre The Guildhall Museum White Mill Heritage Centre Sandwich Seal Spotting Trips Sandwich Town Trail Pegwell National Nature Reserve Walmer, Dover and Deal Castles Salutation House Sandwich

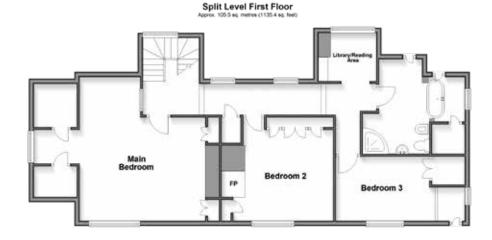












GROUND FLOOR

Utility Room

Store Cupboard

Pantry Dining Room

Studv

Sun Room

Reception Hall (L-shaped) 11'8 x 10'4 (3.56m x 3.15m) plus 8'7 x 4'8 $(2.62 \text{m} \times 1.42 \text{m})$

Bathroom $8'0 \times 7'7 (2.44 \text{m} \times 2.31 \text{m})$ Inner Hall

Kitchen/Breakfast Room (L-shaped) 15'7 x 8'7 (4.75m x 2.62m) plus 8'6 x 5'4

(2.59m x 1.63m)

7'8 x 6'4 (2.34m x 1.93m) 6'9 x 5'6 (2.06m x 1.68m) 15'7 x 11'8 (4.75m x 3.56m)

Sitting Room 19'8 x 17'2 (6.00m x 5.24m) 13'0 x 6'6 (3.97m x 1.98m) 9'0 x 6'3 (2.75m x 1.91m) Bedroom 4 13'2 x 7'2 (4.02m x 2.19m)

SPLIT LEVEL FIRST FLOOR

Landing

Main Bedroom 20'0 (6.10m) narrowing to 15'0 (4.58m) x 16'5 (5.01m) Bedroom 2 14'6 into fitted wardrobes x 13'3 (4.42m x 4.04m)

Bedroom 3 12'5 x 9'7 (3.79m x 2.92m) Family Bathroom 11'9 x 10'7 (3.58m x 3.23m) Library/Reading Area 6'4 x 5'2 (1.93m x 1.58m)

OUTBUILDING 1 SPLIT LEVEL GROUND FLOOR

18'5 x 10'4 (5.62m x 3.15m) Annexe Kitchen/Diner Annexe Lounge Area 18'11 x 12'0 (5.77m x 3.66m) Annexe Snug 12'6 x 7'7 (3.81m x 2.31m)

OUTBUILDING 1 FIRST FLOOR

Annexe Bedroom 18'5 x 12'9 (5.62m x 3.89m) Annexe Bathroom 13'1 x 5'2 (3.99m x 1.58m)

OUTBUILDING 3

19'7 x 11'4 (5.97m x 3.46m) Stable 2 Stable 3 19'4 x 10'2 (5.90m x 3.10m) Storage

OUTSIDE

Gated In & Out Driveway Front Garden Rear Garden Paddocks

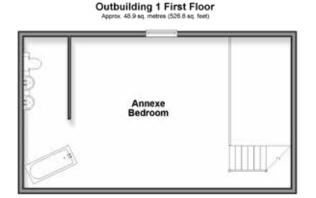
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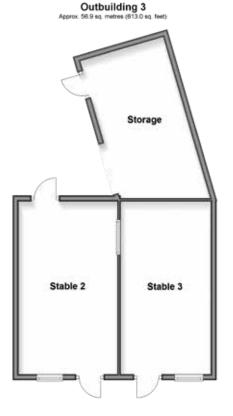
Outbuilding 1 Split Level Ground Floor Approx. 52.8 sq. metres (567.8 sq. feet) FP FP Annexe Kitchen/Diner Area

EPC Exempt Council Tax Band: G Tenure: Freehold

uilding 1 First Floor













Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed









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