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SMARDEN

Dodges Farm, Smarden, Kent, TN27 8PA

Guide Price £1,000,000 - £1,200,000



Guide Price £1,000,000 - £1,200,000. Striking 18th Century Grade II Listed Farmhouse offering five bedrooms, three bathrooms and flexible reception rooms with annexe potential, set in a stunning 1.73 acre plot with extensive garaging on the outskirts of the popular village of Smarden.

Dodges Farm boasts an array of character features with the accommodation offering a generous triple aspect sitting/dining room with views over the gardens, inglenook fireplace with stove, stairs to first floor and doorways leading on to the front entrance and into the kitchen with further doorways leading onto a second reception room with inglenook fireplace and stove, and to a rear lobby providing access to a shower room, utility room and family room, a flexible space offering scope for use as a self-contained annexe.

The first floor offers a double aspect master bedroom with built in wardrobes and en-suite shower room, enjoying spectacular views over the grounds, a second double aspect bedroom with en-suite shower room, two further double bedrooms with built in storage and a family bathroom. Stairs lead up to a spacious loft room with dressing room area including built in wardrobe and vanity storage with basin.

The picturesque, landscaped grounds are mainly laid to lawn with pathways that weave between the array of mature Oak, Willow, Birch and Ash trees, with a variety of established shrubs and two stunning lakes. Adjacent to the farmhouse is a bloc paved driveway with five bar gate offering extensive off-road parking that leads through to a further gated driveway and access to a large double garage. A second driveway entrance is located to the other side of the plot and delivers a breathtaking approach to the farmhouse that sweeps through the grounds and between the lakes, also providing access to timber garaging with six bays, ideal for the classic car enthusiast.

Dodges Farm is situated within easy access to the popular village of Smarden. This extremely sought after historic village with Church, village hall, Post Office and stores, butcher's shop and three well respected pubs.

The village is situated close by the neighbouring villages of Pluckley and Headcorn, the latter of which offers a wide range of grocery and boutique shopping options, both villages providing mainline railway stations to London Charing Cross and Ashford International which benefits from the High Speed 37 minute rail service to London St Pancras.

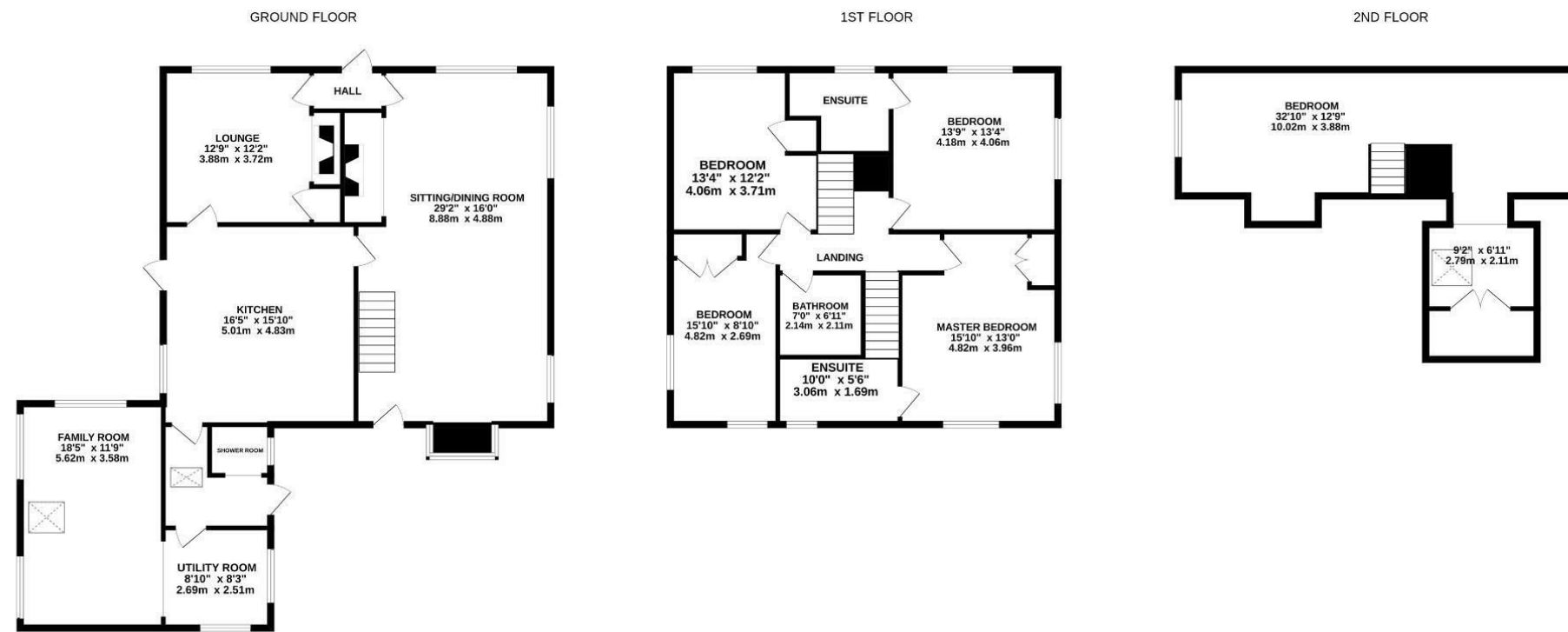
The larger market town of Ashford offers a comprehensive range of shopping, leisure and schooling facilities, along with out of town outlet discount shopping options.

Tenure - Freehold
Services – Mains Water and Electricity with Private Drainage
Heating – Oil Fired Central Heating
Broadband – Average Broadband Speed 10mb – 74mb
Mobile Phone Coverage – Okay
Flood Risk – Very Low





Tenure: Freehold
Council Tax Band: G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 18TH CENTURY GRADE II LISTED FARMHOUSE
- FIVE BEDROOMS WITH TWO ENSUITES
- INGLENOOK FIREPLACE AND EXPOSED BEAMS
- FLEXIBLE RECEPTION ROOMS
- POTENTIAL FOR SELF CONTAINED ANNEXE
- DETACHED DOUBLE GARAGE AND FURTHER SIX BAY GARAGING STUNNING GROUNDS OF CIRCA 1.73 ACRES WITH TWO LAKES
- STUNNING GROUNDS OF CIRCA 1.73 ACRES WITH TWO LAKES
- EPC EXEMPT – COUNCIL TAX BAND G

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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