



'Our Focus Determines Your Reality'





Bell Lane  
Smarden  
Kent  
TN27 8PW



Sitting Room \* Dining Room \* Kitchen  
Snug \* Cloakroom

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Principal Bedroom with Ensuite \* Three Bedrooms, One Ensuite  
Family Bathroom

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Attached Annexe \* Sitting Room \* Kitchen \* Cloakroom  
Double Bedroom with Ensuite

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Gardens and Grounds approx. 1.8 Acres \* Off Road Parking  
Garage/Workshop/Stables/Hay Barn





## GRADE II LISTED WEALDEN HALL HOUSE

An in/out driveway serves this stunning Grade II Listed Wealden Hall House with annexe, stables, workshop and approximately 1.8 acres, is believed to date from 1580. Full of character features including inglenook fireplaces and exposed beams. In addition to providing a comfortable family home there is also an attached self-contained annexe ideal for multi-generational living or as an income source.

The current configuration consists of a family home with three reception rooms, kitchen and cloakroom, on the first floor there are three bedrooms, one with ensuite shower room, and family bathroom. A further guest bedroom with ensuite shower room is on the second floor.

There is a self-contained annexe providing a sitting room with inglenook fireplace, kitchen and cloakroom and a feature bedroom with ensuite shower room (which can be easily re-integrated to the main house).

The stable, workshop and barn complex sits centrally within the property surrounded by well fenced paddocks and is approached via its own gravel driveway and tarmacadam entrance. A terrace serves both the house and annexe, it overlooks the garden and paddocks plus provides an outside entertaining area which receives the sun most of the day.





## SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

## SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

Main line stations are available at Headcorn some 10 minutes' drive and Ashford International with the fast link to London some 20 minutes' drive.







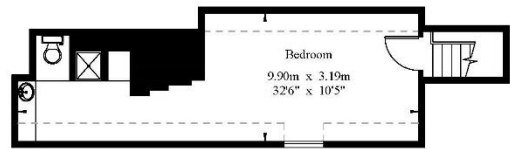
# Hadman Place

Gross Internal Area : 273.9 sq.m (2,948 sq.ft.)

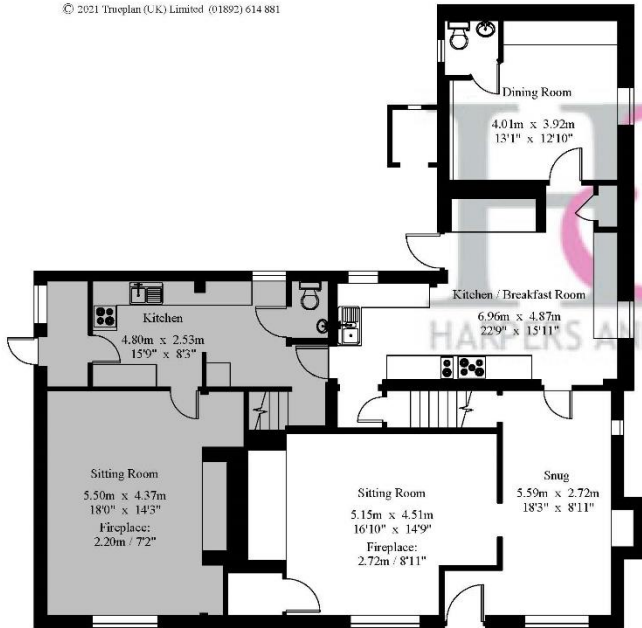
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----- Restricted Height



Second Floor



Ground Floor



First Floor



## SERVICES

Mains electricity, water and drainage. Oil fired central heating and 3 log burners. Private well. Three phase electricity.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band G

There is a second driveway to the east side of the property which is owned by the neighbour but the property has access rights for the rear entrance and turning.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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