



'Our Focus Determines Your Reality'



Cranbrook Road
Tenterden
Kent
TN30 6UL



Reception Hall * Drawing Room * Dining Room * Orangery
Kitchen/Breakfast Room * Utility Room * Double Bedroom
Cloakroom

Principal Bedroom with Ensuite * Guest Bedroom with Ensuite
Two Further Double Bedrooms * Second Floor Study
Family Bathroom

Park-like Gardens approximately 4.01 Acres * Studio * Outbuildings
Garaging * Driveway Parking



STRIKING GRADE II LISTED COUNTRY HOUSE

Believed to date from the early 17th century, with later additions, this striking Grade II Listed country house exhibits many character features synonymous with a property of the period whilst offering the benefits of comfortable modern living.

The well-presented accommodation consists of a reception hall with inglenook fireplace and log burning stove, double aspect drawing room with fireplace and log burning stove, orangery, a double aspect dining room with doors to the garden and butler's pantry with prep area including sink unit, quadruple aspect kitchen/breakfast room with doors to the garden and a utility room with a door to outside; also on the ground floor there is a double aspect double bedroom and a cloakroom.

On the first floor there is a substantial landing area which leads to the triple aspect principal bedroom with views over the stunning garden, built-in storage and ensuite bath and shower room, a double aspect guest bedroom with built-in storage, a further double aspect double bedroom with built-in storage and a family bathroom.

On the second floor there is a further double bedroom and sitting room/study.



Timber gates open onto a paved and gravel sweeping tree lined driveway which leads to the triple garaging one of which is currently used as a workshop, planning permission exists to construct a two-bay cart lodge adjacent to the current building. Other outbuildings include a triple wood/garden store, a greenhouse and a detached studio/gym.

Sitting in grounds of approximately 4.01 acres, the stunning park-like garden is laid predominantly to lawn interspersed with mature trees and shrubs together with a pond and a paved terracing to the rear and side of the house ideal for enjoying the views across the garden and countryside beyond. A five-bar gate opens from the garden into a paddock which has been allowed to re-wild which together with the freshwater stream boundary is a haven for wildlife.

Located on the outskirts of the picturesque and historic town of Tenterden, known as 'the jewel in the Weald'. The country house is conveniently located for access to the main road and rail networks and to the coast.





TENTERDEN

Tenterden is a picturesque, Cinque Ports town with a tree-lined high street offering a comprehensive range of shops, including Waitrose and Tesco Supermarkets, cafés, bars, pubs, and restaurants.

Locally there are several sporting facilities, including a leisure centre and several golf courses.

SCHOOLS AND CONNECTIONS

There is a variety of well-regarded schools in the area for children of all ages, from girls' and boys' grammar schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronan's, and Benenden.

Mainline rail services to London Charing Cross, London Bridge, Cannon Street, Victoria, and St Pancras International are available from Headcorn and Ashford, which also has its own international station.







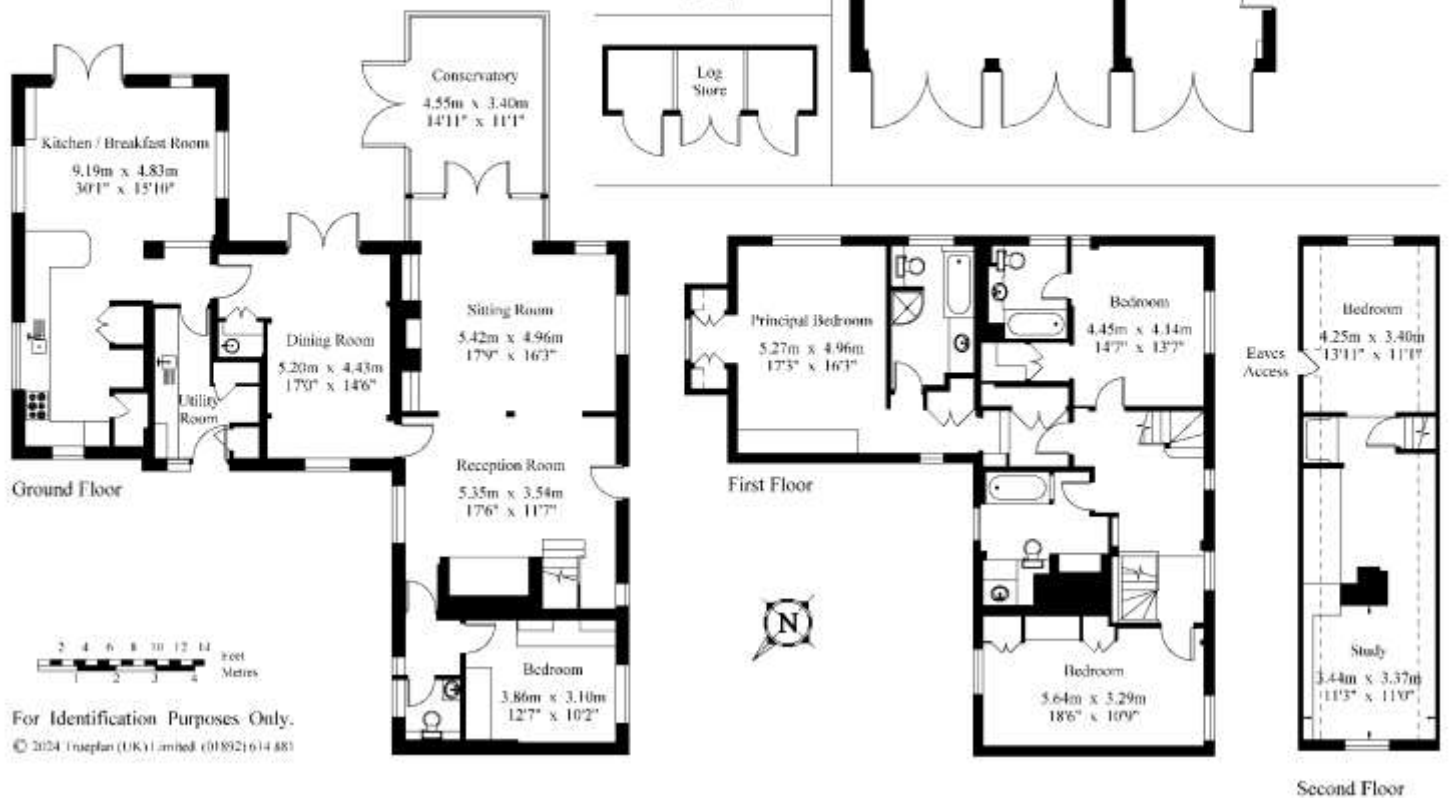
Watermill House

House - Gross Internal Area : 310.0 sq.m (3336 sq.ft.)

Garage / Workshop - Gross Internal Area : 66.1 sq.m (711 sq.ft.)

Log Store - Gross Internal Area : 8.1 sq.m (87.1 sq.ft.)

Studio - Gross Internal Area : 14.0 sq.m (150 sq.ft.)



SERVICES

Mains electricity and water. Oil fired central heating.

Covenants apply regarding the fencing and ditching. Ashbourne Mill has a right to have access to the mill stream.

EPC Rating: D

Ashford Borough Council - Council Tax Band G

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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