



**ASKING PRICE: £800,000**  
**EPC RATING: N/A**

**Providence House, The Street, Smarden, Kent, TN27 8QA**







Located in the heart of this historic village is this attached, Grade II listed home. Dating in part back to 1410, the property has a wealth of character throughout, is presented in exceptional condition, offering generous living accommodation and four bedrooms with bathroom and separate shower room. Outside, there are secluded walled gardens with gated access to the parking area.

As you enter the spacious sitting room, with its Inglenook fireplace and woodburning stove, a glazed door leads to the inner hall with ground floor cloakroom and on to the generous dining room, opposite the modern fully fitted kitchen and in turn onto the dual aspect drawing room with another Inglenook fireplace with woodburning stove and beyond, a glazed door leads to a beautiful garden room with part glazed roof. Upstairs, the generous landing leads to the four good sized bedrooms, served by both a bathroom and separate shower room, with further useful storage into the eaves.

Outside, the walled gardens offer a wonderful secluded setting, with inset flower and shrub beds with large block paved patio area and covered entertaining space beside the timber outbuilding/utility room, with Solar Panels beside. Parking can be accessed via the wooden double gates located on Cage Lane.

Providence House is located in the centre of the popular village of Smarden, a sought after historic village boasting its own Church, village hall, Primary School, park and butcher's shop as well as three well-respected pubs. The larger village of Headcorn is within easy reach by car, with its wider range of shops, cafes and pubs and for the commuter, mainline station with regular train line services into London Charing Cross.

**MATERIAL INFORMATION**  
Freehold  
Council Tax Band: E  
EPC Report: NA  
Broadband: Copper & Fibre



- HISTORIC GRADE II LISTED HOME
- CENTRAL VILLAGE POSITION
- WEALTH OF CHARACTER THROUGHOUT

- SECLUDED PRIVATE GARDENS
- GENEROUS GROUND FLOOR ACCOMMODATION
- FOUR BEDROOMS

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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