



Jubilee House  
Pluckley Road | Smarden | Ashford | Kent | TN27 8ND

FINE & COUNTRY



# Seller Insight

“It was the gorgeous location which first drew us to Jubilee House,” say the current owners of this Grade II listed property, built in 1772. “Firstly, we fell in love with Smarden village. It is such a beautiful historic village with good gastro pubs in walking distance, a butcher and art gallery, and now a community-run village shop and post office, too. We used to visit and stay in the village for weekends away. We would walk past Jubilee House with its Georgian features and large garden and say, can you imagine living there!? The proximity to Headcorn train station was also a benefit as we had to commute to London for work.”

Since moving in, the owners have made various improvements to the property. “Over the ten years we have been here, as well as general maintenance of the outside of the house, we have renewed two of the bathrooms and renovated guest bedrooms, always looking to maintain the period features. We have redecorated throughout the house in the last couple of years, too. Outside, we have planted a range of plants including wisteria around the pagoda, and put in a new gravel driveway and patio area to the rear of the property.”

This is the ideal home for everyday family life and entertaining alike. “The generous size of the property and its unique period features make this a real family Christmas house,” say the owners. “It is so cosy with fires lit in the inglenooks in winter, and we have plenty of bedrooms for overnight guests. The large dining room provides the perfect venue for festive lunches and our legendary big breakfasts cooked on the AGA after the annual Smarden Firework Spectacular. The spacious kitchen and garden room are wonderful for informal entertaining, too. The garden is ideal for all fresco gatherings: we have hosted three big garden parties here for my parents’ golden wedding anniversary and both parents’ 80th birthdays, respectively. We also had a marquee attached to house with a band to celebrate my 50th birthday, with over 100 guests at all these events.”

As noted above, the local area also has much to recommend it. “Rated Good by Ofsted, the village school is very popular, and nearly all of the local children tend to go there,” the owners say. “The village has a great sense of community, with many local societies to join such as the gardening club, WI, Smarden historical society, Smarden Sports Association, Smarden Cricket Club and Smarden Football Club. There is a large open park with cricket ground, a playground for children and football pitches for local matches. The village hall hosts various sport clubs such as bowling, country dancing and Pilates. We have special events during the year including the aforementioned Smarden Spectacular (fireworks night with torch parade), Christmas Tractor Festival, Smarden Christmas Lights switch on and Smarden Beer festival. Nearby is the market town of Tenterden which has bespoke shops as well as supermarkets and popular shops such as Boots and WHSmith’s. NatWest bank is also there. Tenterden has the steam train which goes to Bodiam Castle. Also nearby is Leeds Castle, which is classed as the most beautiful castle in Kent. We also have many country walks on our doorstep, so this is a great place for dog owners.”\*

\* These comments are the personal views of the current owners 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.









# Step inside

## Jubilee House

Fine and Country proudly presents Jubilee House, a magnificent example of Georgian architecture, exhibiting elegant contemporary interiors abound with timeless period charm, while enviably nestled within an idyllic English country garden in the historic village of Smarden.

This beautiful seven bedroom family home is configured over three levels with in-excess of 4,300 square foot of extremely versatile living accommodation, it seamlessly blends charm and well-appointed period features with modern conveniences. High ceilings, exposed beams, and brick inglenook fireplaces create an impressive yet warm ambiance throughout the home. Timber-framed windows, along with sumptuous wooden and tiled floors, enhance the property's sophisticated yet welcoming atmosphere. The home offers a variety of entertainment and social spaces, as well as more intimate areas for relaxation and unwinding.

On the ground floor, the generous kitchen/breakfast room spans the entire width of the property, featuring a well-equipped layout with an Aga at its heart. This culinary haven, complete with a pantry, is perfect for informal gatherings and culinary creations. Adjacent to the kitchen is a charming garden room, ideal for enjoying a refreshing drink while taking in views of the picturesque garden. The dining room and living room, with sash bay windows and open fireplaces, offer settings for formal dining occasions and cozy retreats. A separate utility room, boot room, and cloakroom complete the ground floor.

Ascending to the first floor, you will find three substantial double bedrooms, each with a feature fireplace. The principal bedroom is a haven of comfort, with built-in wardrobes and a luxurious contemporary en suite. The second bedroom, also with an en suite, shares an adjoining dressing room with the third bedroom. An elegant family bathroom completes this level. The second-floor hosts four double bedrooms, with an additional family bathroom boasting a Jack & Jill arrangement with bedrooms four and five. There is also a dedicated study, perfect for home workers.









# Step outside

## Jubilee House

---

### Garaging & Parking

A detached and generously sized double garage with a workshop accompanies the property, with a driveway dressed in fine shingle affording convenient off-street parking for numerous vehicles.

### Gardens

Jubilee House stands elegantly within a plot of approximately half an acre, surrounded by beautifully landscaped wrap-around gardens, feature lush lawns interspersed with mature specimen trees and prolifically stocked flower beds, adding an array of colour and fragrance to the air. The large patio off the sunroom provides an idyllic spot for entertaining and dining al fresco. Further into the garden, you'll discover a secluded oasis with a secondary seating area beneath a timber-framed pagoda adorned with the beauty of wisteria, offering shade while enveloped by an array of roses.

### Location

Jubilee House holds a prominent position within the historic village of Smarden. With an abundance of lovely timber-framed houses, many of which are listed, it is often referred to as the prettiest village in Kent. The medieval Church is called the Barn of Kent due to its wide scissor-beamed roof. In the church hangs a copy of the Charter, first granted by Edward III and endorsed by Elizabeth I, giving permission to hold a weekly market and an annual fair. The village has a vibrant community spirit with lots of local activities and groups and boasts a local post office/general store, excellent butchers, an art gallery, and three notable country inns. There are excellent local education opportunities in both state and private sectors at primary and secondary levels, including Smarden Primary School.

The village of Headcorn is approximately three miles distant, offering a more comprehensive selection of individual shops, eateries, and shopping facilities, along with a mainline station providing fast links to central London in around an hour. The Cinque Port town of Tenterden, some seven miles away, provides another option with a good variety of shops along its much-regarded tree-lined High Street, including a Waitrose supermarket and a Tesco superstore.

Discover the unparalleled elegance and refined living that Jubilee House offers, a truly exceptional property in one of Kent's most desirable locations.

Freehold

Council Tax Band G

EPC Rating C

For mobile phone coverage in this area please look online

Superfast Fibre Broadband & Standard Broadband available at the property

The following utilities are connected at the property:- Electric / Gas / Mains Water / Mains Drainage /

Cable TV / Phone / Broadband

*Guide price* £1,300,000 - £1,400,000

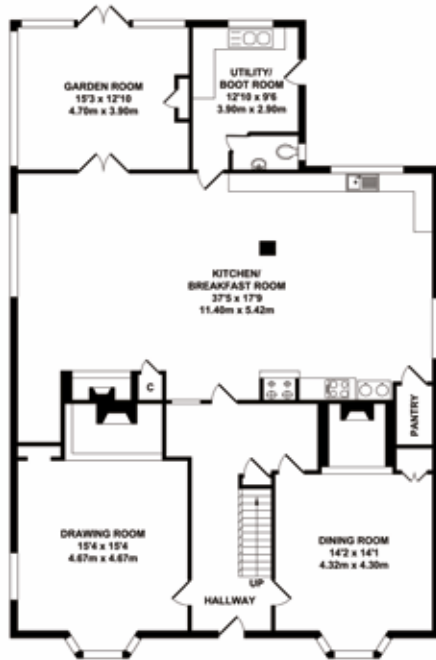


## Jubilee House

Gross internal area house (approx) = 4337 sq.ft / 402.92 sq.m

Outbuildings = 682 sq.ft / 63.40 sq.m

Total = 5019 sq.ft / 466.28 sq.m



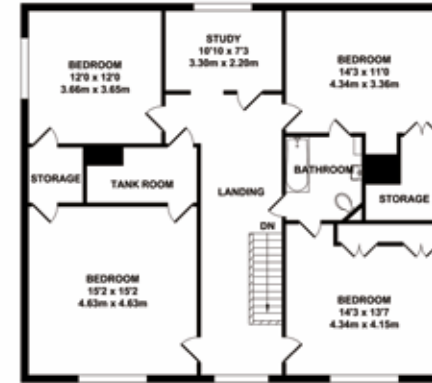
**GROUND FLOOR**  
1887 sq.ft / 175.33 sq.m



**OUTBUILDINGS**  
682 sq.ft / 63.40 sq.m



**FIRST FLOOR**  
1225 sq.ft / 113.83 sq.m



**SECOND FLOOR**  
1225 sq.ft / 113.83 sq.m



FINE COUNTRY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Zone Media 0024



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. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed







Fine & Country  
Tel: +44 (0)1732 222272  
westmalling@fineandcountry.com  
28 High Street, West Malling, Kent ME19 6QR

