



Gate Cottage,
Maltmans Hill, Smarden, Kent TN27 8RD

Gate Cottage, Maltmans Hill, Smarden, Kent TN27 8RD

Guide Price £865,000

Charming detached country home on the edge of Smarden with three en-suite double bedrooms, detached double garage with versatile room above, set within beautifully established gardens and ample parking.

Set on the edge of this highly regarded village, this unlisted country home sits within wonderful gardens that create an immediate sense of privacy and calm. Originally three cottages, the house has been carefully brought together and sensitively extended over time, resulting in a home that feels both deeply rooted in its history and perfectly suited to modern life.

The interiors are defined by their generous proportions, natural light and effortless flow. Characterful original features provide warmth and texture, while later additions have been designed to complement rather than compete, creating spaces that feel comfortable, adaptable and wonderfully liveable. It is a house that lends itself equally to slow family mornings, long lunches spilling out into the garden and evenings spent entertaining friends.

Outside, the landscape becomes an extension of the living space. Expanses of lawn are framed by mature trees and established planting, offering colour, shelter and interest throughout the seasons, while a variety of seating areas invite moments of quiet reflection or relaxed outdoor entertaining. A detached double garage with a versatile room above introduces further flexibility, whether as a studio, home office, guest accommodation or creative workspace. Altogether, the house offers a thoughtful balance of heritage and modern living, in a peaceful rural setting just moments from one of Kent's most sought-after villages.

Situation: Occupying a rural position on the rural fringes of Smarden, the property enjoys the perfect balance of village life and countryside living. Regarded as one of Kent's prettiest villages, Smarden is renowned for its wealth of historic timber-framed buildings, and excellent amenities, including a well regarded primary school, community shop and post office, traditional butcher, two pubs, village hall and recreation ground. Surrounded by rolling countryside, the area is ideal for walking, cycling and enjoying the outdoors, while nearby Chart Hills Golf Club is one of the county's premier golfing destinations.

The popular towns of Tenterden (7 miles), Headcorn (5 miles) and Ashford (9 miles) are all within easy reach, offering a wide selection of shops, restaurants and leisure facilities. The area is also well served by an excellent choice of highly regarded schools in both the state and independent sectors. For commuters, mainline stations are available at Pluckley (1.8 miles), Headcorn and Ashford International, with high-speed services from Ashford reaching London St Pancras in approximately 37 minutes.



The welcoming entrance hall forms the heart of the home, immediately setting the tone with its characterful brick floor and generous proportions. There is space for freestanding furniture, while its size also lends itself perfectly to use as a study if desired. A conveniently placed cloakroom is positioned just off the hall.

Occupying the original three cottages, the elegant sitting room is rich in period character, combining exposed timbers and an abundance of features with a warm, inviting atmosphere. A wood-burning stove provides a cosy focal point during the cooler months, while a quieter seating or study area at the opposite end offers the perfect place to read or work from home. French doors open onto the south facing terrace and gardens, a feature shared by all of the principal reception rooms, creating a wonderful connection between the house and its beautiful surroundings.

Across the hall, a spacious double bedroom with built-in storage and an en-suite shower room offers excellent flexibility, serving equally well as a ground floor principal suite or luxurious guest accommodation.

Three beautiful oak steps from the hall lead up to the dining room, an impressive space designed for entertaining and family celebrations alike. A double sided wood-burning stove, set within a central chimney breast, creates a natural link with the adjoining kitchen, while French doors once again invite the outside in.

The kitchen/breakfast room is both practical and welcoming, thoughtfully designed in a timeless country style with generous work surfaces and excellent storage. Positioned to make the most of the garden outlook, French doors open onto the terrace, while space for a breakfast table beside them provides the perfect spot for relaxed family meals, morning coffee or catching up on work while enjoying the view. A handily positioned utility room sits alongside the kitchen, providing additional storage and laundry space together with a separate external entrance, ideal for muddy boots, dogs and everyday family life.



The first floor is home to two further generously proportioned double bedrooms, each benefiting from built-in storage, well appointed en-suite facilities and delightful views across the beautifully landscaped gardens, making them peaceful retreats at the end of the day.

Outside The gardens and grounds are undoubtedly one of Gate Cottage's defining features, providing a wonderfully private backdrop to the house. Beautifully established with mature trees, colourful borders and sweeping lawns, they unfold into a series of distinct spaces, each offering its own character and outlook throughout the changing seasons. Running across the south facing elevation, a generous terrace creates the perfect setting for outdoor dining and entertaining, while a large electric awning provides welcome shade on warmer days. Beyond, winding paths invite exploration, leading to a wildflower meadow, quiet seating areas and a charming timber summerhouse, offering peaceful places to relax and enjoy the surroundings.

For those with an interest in gardening or a more self-sufficient lifestyle, there is a kitchen garden area with raised beds and a greenhouse, complemented by thoughtfully screened areas for composting and everyday practicalities. There are also a variety of fruit trees including peach, plum, apricot and nectarine.

Approached through a traditional five-bar gate, the property benefits from a spacious gravel driveway providing ample parking alongside a detached double garage, above is a versatile converted room offering excellent flexibility as a home office, studio, gym or hobby room, while also presenting exciting potential to create ancillary guest accommodation or with the installation of suitable facilities, a holiday let – all subject to the necessary planning consents. Adjoining the garage is a substantial wood store, which could easily be converted into a car port if desired, further enhancing the property's practicality.

Services : Mains: water and electricity. Oil fired central heating. Private drainage. EPC Rating: E. Local Authority: Ashford Borough Council. Council Tax Band: F.







Ground Floor

Approx. 112.6 sq. metres (1212.1 sq. feet)



House Ground Floor and First Floor
in all approximately 1645.9 sq. ft

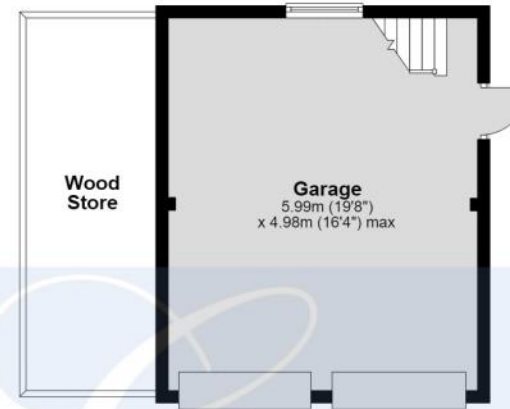
First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



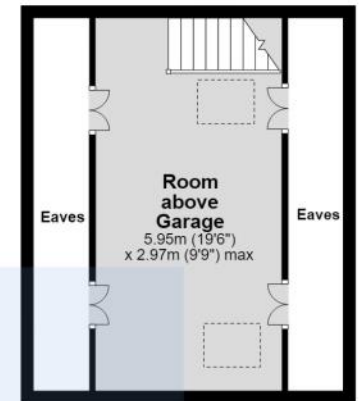
Double Garage

Approx. 29.8 sq. metres (321.2 sq. feet)
(excluding Wood Store)



First Floor

Approx. 17.8 sq. metres (191.7 sq. feet)
(excluding Eaves, Eaves)



The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



