



LUCKHURST | PLUCKLEY | KENT

A Fine Grade II Listed 15th-Century Kentish Home Steeped in Character

Pluckley Village Centre 0.5 miles

Pluckley Station (Charing Cross Line) 1.4 miles

Charing Station (Victoria Line) 3.4 miles



Beautiful 15th Century Grade II Listed
Detached Family Home

Landscaped Gardens & Grounds
of Approximately 2.17 Acres

Four Double Bedrooms

Kitchen/Breakfast Room &
Separate Utility Room

Grand Drawing Room and Separate Dining Room

Bespoke Vaulted Ceiling Conservatory
by Glass Houses

Detached Barn/Accommodation

Detached Garage, Stables, Tack Room
& Workshop

Wealth of Character Features



An elegant Grade II listed detached family home, believed to originate from the 15th century, set within beautifully landscaped grounds and paddocks extending to 2.17 acres. The property occupies a commanding position on the edge of the highly sought-after historic village of Pluckley.

Bursting with character and charm, this distinctive home presents a rare opportunity to acquire a well-known local landmark. Offering spacious family accommodation, the property is set within mature gardens and also benefits from paddocks and stabling, making it an ideal choice for those seeking a smallholding lifestyle. During the current owners tenure the property has benefited from updated bathrooms, kitchen and the conversion of a barn into additional/occasional accommodation or for those wishing to work from home, a separate office.

The property is approached via a five bar gate and private tarmac driveway leading to a generous parking/turning area. The grounds surround the house to all sides. A garden pond surrounded by a wide variety of flowers, shrubs and trees offers a wonderful private place to relax and unwind with views to the rear across the paddocks and countryside. There is a vegetable patch and greenhouse for those wanting to be self sufficient, two paddocks ideal for sheep, ponies or a horse along with two stables, barn, garage and workshop.

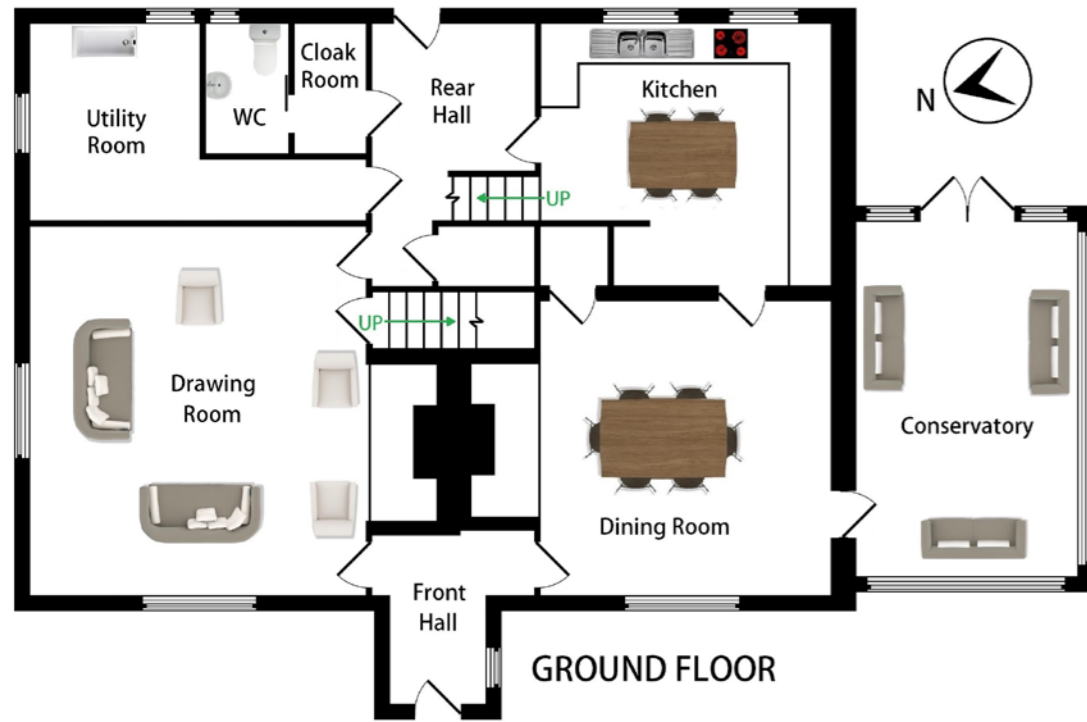
The property features both front and rear entrance halls, although the rear entrance is the preferred point of access, opening into a charming vestibule with a vaulted, beamed ceiling and beautiful exposed brick flooring. This area also provides access to a cloakroom/WC and a separate utility room. The impressive kitchen/breakfast room boasts a striking 14'3" (4.34m) vaulted ceiling with an abundance of exposed beams and timbers, while an open staircase rises to the first floor, enhancing the room's sense of space and character. The handsome dual-aspect drawing room is centred around a magnificent inglenook fireplace with a wood-burning stove, complemented by beautifully carved ceiling beams. Echoing the same period charm, the dining room features an open inglenook fireplace and flows seamlessly into the superb bespoke conservatory by Glass Houses, creating a wonderful space from which to enjoy the surrounding gardens.

The first floor is home to an impressive principal bedroom, befitting a property of this distinction, with exposed wide-board flooring and dual-aspect windows creating a wonderfully light and characterful space. A spacious 'Jack and Jill' dressing room, shared with the second bedroom, provides additional storage and flexibility. The first floor is served by a shower room and a well-appointed bathroom and also benefits from a secondary staircase rising from the drawing room.

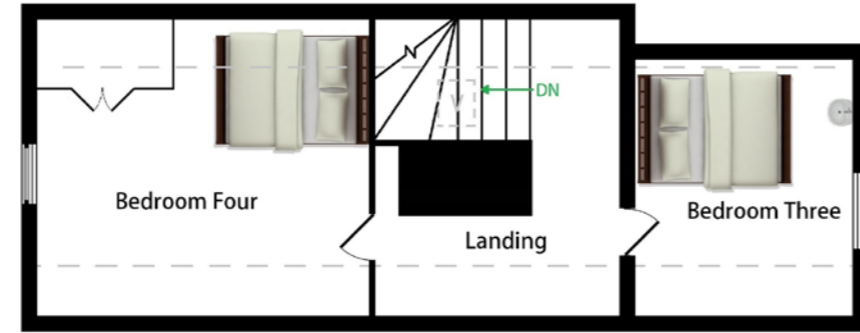
A further staircase, featuring an exposed brick chimney breast, leads to the second floor, where two additional generous double bedrooms provide versatile accommodation for family or guests.



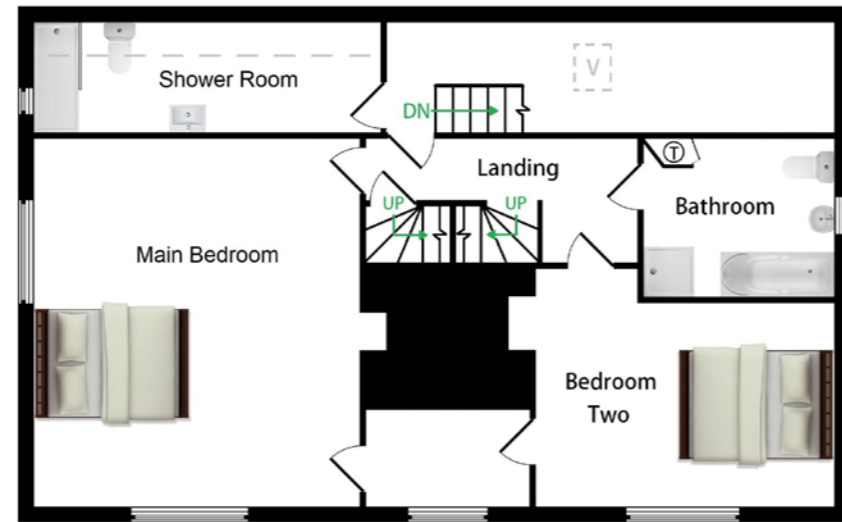
Main House Internal Area Approximately 2,839 sq ft (263 sq m)



GROUND FLOOR

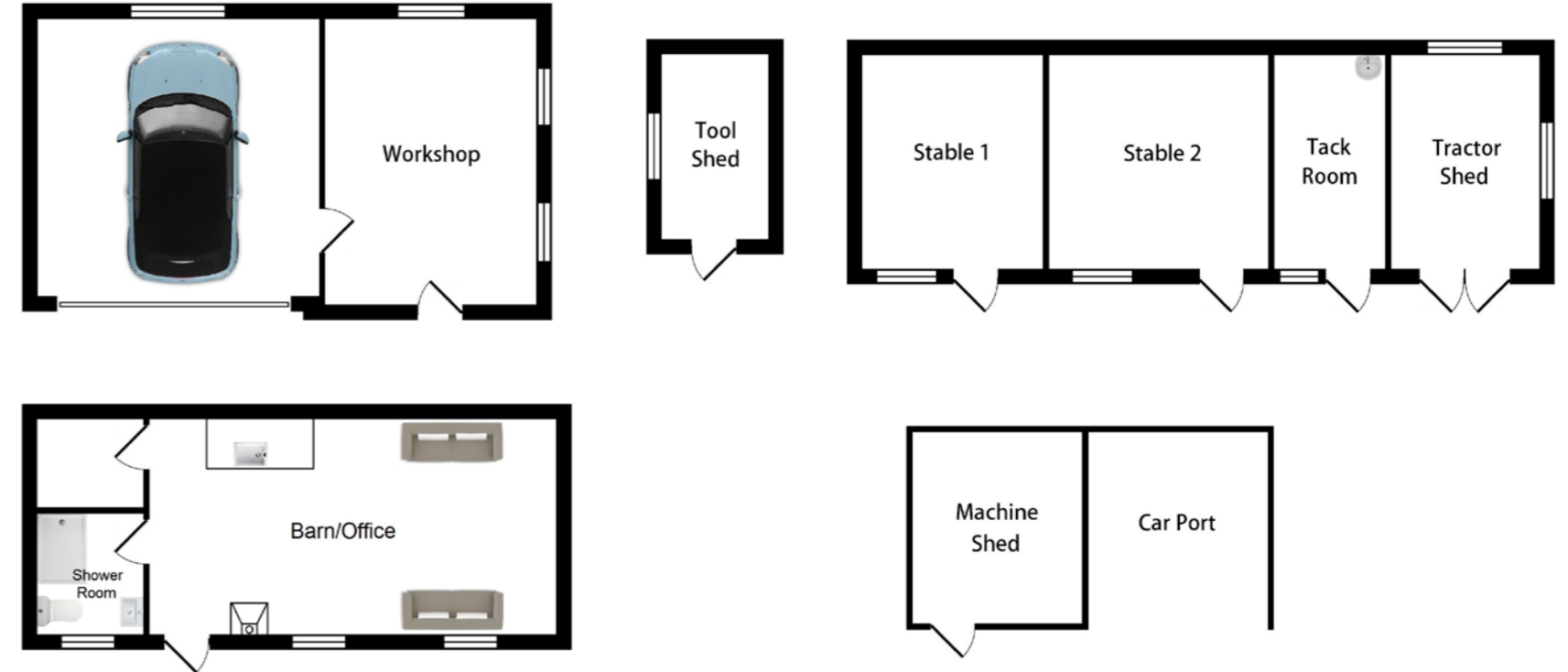


SECOND FLOOR



FIRST FLOOR

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 misstatement. 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 to their operability or efficiency can be given.



Garage, Stables & Outbuildings Internal Area Approximately 1,387 sq ft (129 sq m)

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Main House:

Ground Floor

Front Hall
Drawing Room: 19'1" x 17'1" (5.82m x 5.21m)
Dining Room: 15'3" x 15'1" (4.65m x 4.60m)
Kitchen: 15'3" x 15'1" (4.65m x 4.60m)
Utility Room: 10'5" x 8'9" (3.17m x 2.67m)
Rear Hall
Cloakroom
Conservatory: 18'4" x 11'4" (5.59m x 3.45m)

First Floor

Shower Room
Principal Bedroom: 18'11" x 17'0" (5.77m x 5.18m)
Bedroom Two: 15'5" x 10'4" (4.70m x 3.15m)
Jack and Jill Dressing Room
Main Bathroom

Second Floor

Bedroom Three: 11'6" x 14'0" into eaves (3.51m x 4.27m into eaves)
Bedroom Four: 17'3" x 11'1" into eaves (5.26m x 3.38m into eaves)

Outbuildings/Additional Accommodation:

Barn Living/Kitchen:
Barn Shower Room:

Garage: 15'4" x 14'10" (4.67m x 4.52m)
Workshop: 15'4" x 11'3" (4.67m x 3.43m)
Machine Shed: 10'2" x 9'0" (3.10m x 2.74m)
Carport: 10'8" x 9'7" (3.25m x 2.92m)

Stable One: 11'9" x 9'11" (3.58m x 3.02m)
Stable Two: 11'11" x 11'8" (3.63m x 3.56m)
Tack Room: 11'5" x 5'10" (3.48m x 1.78m)
Tractor Shed: 11'5" x 7'10" (3.48m x 2.39m)

Services: Mains gas-fired central heating, private septic tank drainage, mains electricity, up to 80mbps broadband

Council Tax: Band G - Ashford Borough Council

Tenure: Freehold

Energy Performance Certificate: Not applicable.

Locality: This home is set back from the road on the outskirts of the sought after village of Pluckley, a historic rural village situated in a most beautiful part of the Kent countryside famous for its orchards and farmland. The village enjoys two historic pubs, Church, Post Office & General Stores, butcher's shop and a well-respected primary school.

The area is rich in natural beauty with an abundance of public footpaths and horse riding routes, providing an amazing playground for the outdoor enthusiast. Transport links are well served with excellent road networks leading to the A20 and M20 at junction 8 & 9, providing access to London and the Kent coast. Pluckley's main line railway station is approximately 1½ miles distant providing fast access to Charing Cross, London Bridge, Cannon Street and Ashford International stations. Ashford International station benefits from the High Speed rail service to London St Pancras with a journey time of just 37 minutes along with travel to the continent via the Channel Tunnel.



Property Reference: SAD1713810





Marilyn Froud ANAEA
Proprietor

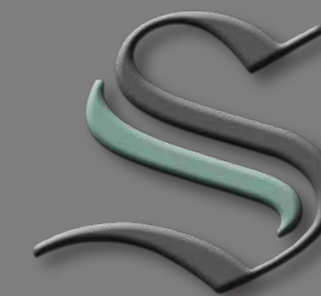


Robert Sutton MNAEA
Senior Branch Manager



Mark Nolan MNAEA
Property Sales & Letting

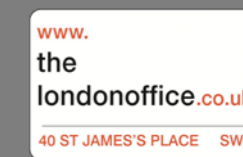
Saddlers
Reed House, 1-3 Old Ashford Road,
Charing, Kent, TN27 0JG
Tel: 01233 713127
Email: property@saddlersresidential.co.uk



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Country & Village
Properties

www.saddlersresidential.co.uk

The London Office
40 St James's Place,
London, SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



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