



MUNKS COTTAGE, HEADCORN ROAD,
SMARDEN, KENT TN27 8PN



**Lambert
& Foster**



SMARDEN 1.2 MILES | HEADCORN 2.5 MILES | MAIDSTONE 11.5 MILES | TENTERDEN 9 MILES

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A pretty, detached, Grade II Listed four bedroom cottage including a detached two storey games room, home office/studio with an integral double garage and supporting timber outbuildings, complemented by lawned gardens and paddocks extending in total to approximately 10.1 acres (further land and woodland available by separate negotiation) suitable for equestrian purposes, overlooking fields, set on the semi rural periphery of this picturesque Wealden village.

GUIDE PRICE £1,200,000 FREEHOLD



SITUATION

Munks Cottage enjoys a semi rural location overlooking fields, approximately 1.2 miles from the popular wealden village of Smarden, noted for the character high street and period buildings. Local amenities include general store with post office, butchers, primary school, church, cricket and football club. Headcorn village provides a mainline station providing fast and frequent services to London Charing Cross

(travelling time 65 minutes) and a Sainsbury's local. The County town of Maidstone and market town of Ashford provide a comprehensive range of amenities and professional services. Excellent educational facilities in both the state and private sectors are available within the area notably Sutton Valence prep and school. Grammar schools are available in both Ashford and Maidstone.



**Photo above is of the Games Room*

DESCRIPTION

Munks Cottage is a pretty, Grade II Listed, detached timber framed cottage with a significant later rear extension. The property presents elevations of white painted brick set with a mixture of multi paned single, sealed unit double glazed casement windows, some secondary glazing and dormer windows, beneath pitched and hipped tiled roofs. The character accommodation is arranged over two floors and retains many features indicative of the period including inglenook fireplace, exposed beams, studwork and latched cottage doors (including some restricted head height doorways). In more detail the accommodation includes a sitting room with impressive, open inglenook fireplace with heavy bressumer beam and inset display niches.

A kitchen/breakfast room offering scope for updating including base level units, fitted work surfaces, a range style, two electric oven, five burner cooker, integrated Miele dishwasher, tiled floor and a double aspect. A part vaulted inner hall with tiled floor has cottage doors leading off to a useful utility room, snug/TV room with double aspect, incorporating French windows opening out onto the rear patio. A separate study has fitted shelving and desktop, enjoying a pleasant outlook across the rear garden. Bedroom four, a double room has a built-in wardrobe and an aspect to side. The family bathroom is fitted with a modern white suite, including a tiled panel bath and a separate tiled and glazed shower.

An oak staircase leads up to the first floor landing with exposed floorboards and latch cottage doors leading off to the main bedroom with exposed floorboards and a pretty brick fireplace, built-in wardrobe and aspect of front. A restricted head height door leads to the en suite shower room, fitted with a modern white suite with shower. Bedroom two enjoys a double aspect with useful under eaves storage and has an en suite shower room. Bedroom three is a double room and also has a double aspect.



GARDENS, LAND AND OUTBUILDINGS

An electric five bar gate opens onto a gravelled drive leading up to extensive parking. A pedestrian five bar gate opens onto a gravel pathway with lavender borders leading up to the front door and Bethersden marble paved pathways. The lawn garden is run predominantly out to the side and rear including kitchen garden area, paved seating area enjoying a pleasant outlook across fields, established oak trees and pond.

A range of outbuildings in particular include a detached two storey games room, home office/studio by A.T Palmer of Smarden presenting stained weather boarded elevations, set with oak framed sealed unit double glazed casement windows beneath a pitched and hipped tiled roof. A canopy porch and oak front open into a entrance lobby. The open plan games room has engineered oak flooring and incorporates a kitchenette with wooden block worksurfaces inset two burner electric hob and a stainless steel sink unit and a tiled floor. A wet room includes a close coupled wc, pedestal wash hand basin and an integrated shower. A rise of stairs leads to a first floor triple aspect home office/studio with engineered oak flooring, access to under eaves storage, double glazed roof line and casement windows, enjoying fine views out across fields. Outside an integrated double garage is fitted with a pair of timber double doors, subject to obtaining all relevant consents, the garaging area offers scope to be incorporated to the games room, home office/studio.

Also access from the drive is a timber garage block, fitted with four pairs of double doors, power and light with concrete flooring beneath a pitched tiled roof. Alongside is concrete hardstanding, two loose boxes and a field shelter.

The paddocks run conveniently out to all sides currently laid predominantly to grass. A section of the land is planted with cereals by local farmer and will be harvested at the end of the summer.



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Approximate Gross Internal Area = 206.5 sq m / 2222 sq ft

Games Room, Home Office/Studio = 75.3 sq m / 811 sq ft

Garage = 33.2 sq m / 357 sq ft

Outbuildings = 77.3 sq m / 832 sq ft

Total = 392.3 sq m / 4222 sq ft

(Excluding Hay Barn)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1310382)

www.bardenvisuals.co.uk



VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity and water. Private drainage servicing both the games room, home office/studio and cottage. Oil fired central heating. LPG heating for games room, home office/studio.

MOBILE & INTERNET: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

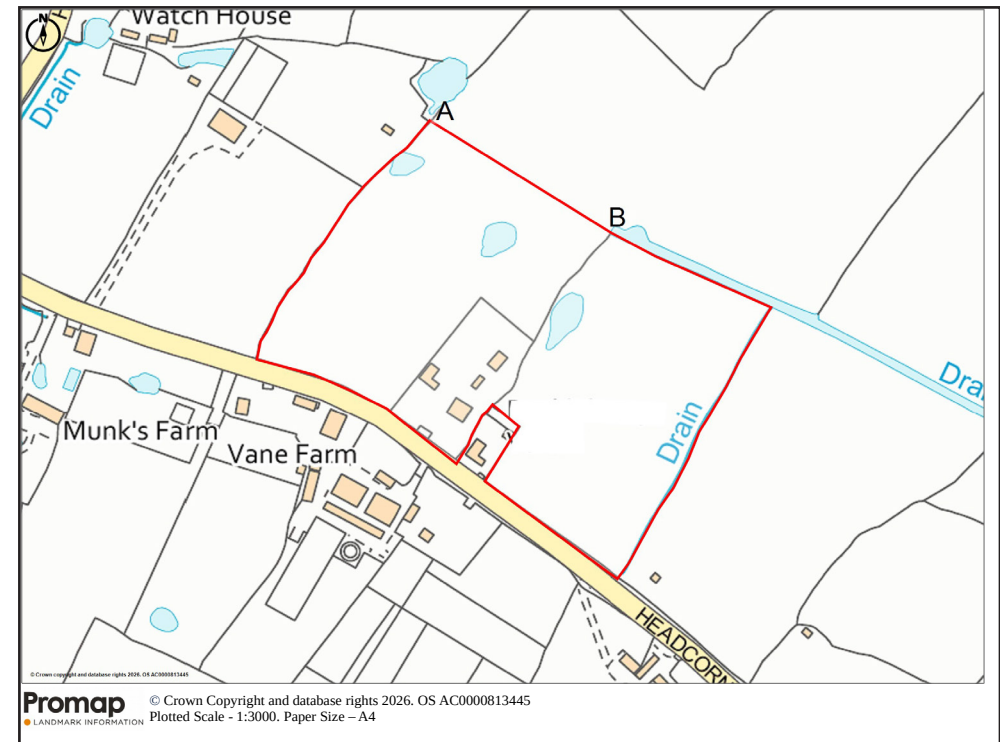
METHOD OF SALE: For sale by Private Treaty.

WHAT3WORDS: Using the What3Words app - flagpole.bombshell.sailing

LOCAL AUTHORITY: ashford.gov.uk

COUNCIL TAX: Band G

EPC: Munks Cottage Expemt



For identification purposes only. Not to Scale

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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