



‘Our Focus Determines Your Reality’



Mill Lane
Smarden
Kent
TN27 8NN



Entrance Hall * Sitting Room * Study * Kitchen/Dining Room
Utility Room * Cloak Room

Principal Bedroom with Ensuite
Three Further Double Bedrooms * Attic Room * Family Bathroom

Grounds Approximately 2.4 Acres
Swimming Pool * Pool House * Garden Store
Garage with Ensuite Bedroom Above * Off-Road Parking



STUNNING GRADE II LISTED FAMILY HOME

This stunning Grade II Listed country home provides comfortable living, fusing modern appliances with character features aplenty, from inglenook fireplaces to exposed beams. Sitting in well-kept mature grounds of approximately 2.4 acres, the property occupies a location within a short walk of the amenities, particularly the village shop and post office in the much sought after village of Smarden.

The accommodation consists of an entrance hall with tiled floor, double aspect sitting room with exposed beams and inglenook fireplace with log burning stove, a kitchen/dining room once again with exposed beams and inglenook fireplace with log burning stove, and with a door to outside; completing the ground floor there is a utility room, a double aspect study with doors to outside, and a cloakroom.

On the first floor a beam lined landing leads to the principal bedroom with built-in storage and an ensuite shower room, two further double bedrooms, one is double aspect with built-in storage, and a family bathroom.

A staircase leads to the second-floor double bedroom which in turn opens into an attic room.





OUTSIDE

Set in approximately 2.4 acres of well-kept mature grounds, in the village of Smarden, with an electric gate opening onto a gravel drive offering ample parking and leading to the detached double garage with attached loggia and mower store and with an ensuite bedroom above, accessed via an external staircase.

The formal garden is bordered with mature hedge and laid to lawn with well-stocked flower and shrub beds, a variety of established trees and a pergola covered path adorned with wisteria. Adjoining the garden is a field with a vegetable garden and a variety of fruit trees. A gate from the garden opens into the enclosed swimming pool area bordered with mature hedge and providing a paved terrace, pool house and garden store. The loggia attached to the garage is an ideal space for outside entertaining whilst alongside the drive there is a pond, a haven for visiting wildlife.

Extant planning exists for a ground floor extension, 21/01006/AS (Listed Building Consent) and 21/01005/AS (Planning Permission).



SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

Main line stations are available at Pluckley some 5 minutes' drive, Headcorn 10 minutes' and Ashford International with the fast link to London some 20 minutes' drive.







Wallington House



House - Gross Internal Area : 224.6 sq.m (2,417 sq.ft.)

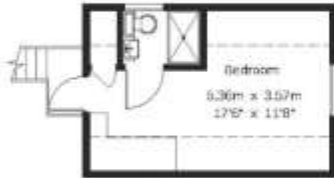
Garage / Room Above - Gross Internal Area : 53.6 sq.m (576 sq.ft.)

Pool House - Gross Internal Area : 18.4 sq.m (198 sq.ft.)

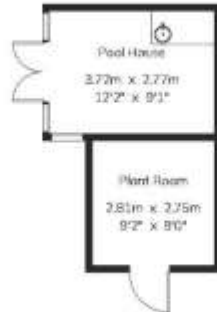


For Identification Purposes Only.

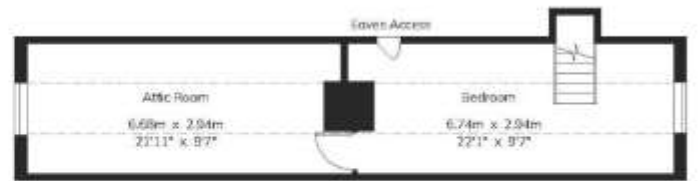
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First Floor

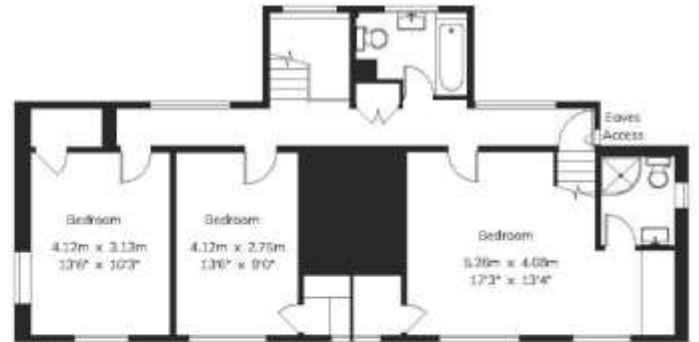


Ground Floor

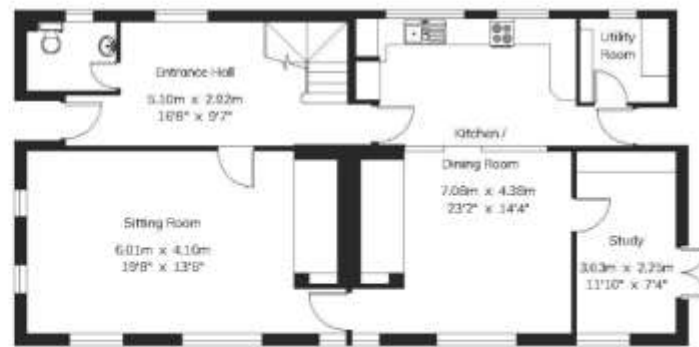


Second Floor

Restricted Height



First Floor



Ground Floor



SERVICES

All mains utilities connected. Gas fired central heating. Broadband currently download 63.7 mbps; upload 18.2 mbps

Ashford Borough Council - Council Tax Band G

EPC Rating: n/a

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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