



Skeers House,  
Tenterden, Kent TN30 7HT



**Skeers House,  
Reading Street, Tenterden, Kent TN30 7HT  
Offers in excess of £1,300,000 - Chain Free**

Skeers House is a truly handsome, Grade II listed, double fronted detached period country house, oozing curb appeal within a stunning rural and peaceful location. It is brimming with charm and stands in beautiful gardens and grounds of approximately 1.25 acres (unmeasured), it boasts 5 generous bedrooms spread over three floors as well as an established annex/two storey studio and a fabulous barn in the Orchard/Paddock, currently converted as an entertaining space with its own bar, gym and indoor cinema. All boasting stunning views and ready access over the surrounding countryside and area of outstanding natural beauty.

Full of period charm thoughtfully combined with modern and immaculately presented decor internally, Skeers House is super stylish and offers a stunning five bedroom family home whilst maintaining its 1740's character and well documented significant architectural history which must be viewed in person to be fully appreciated.

The property boasts not one but two "ready to use" sought after additions. The first being adjacent to the house itself, a studio constructed by Crown Oak in 2017 with a large glass apex making the absolute most of the breathtaking views and sunsets over the gardens, grounds and adjoining farmland.

This is lovingly named "The Bothy" (meaning cute/small space) and is currently used as a Beauty Therapy Business but with its modern wetroom on the ground floor, lends itself to many uses including a self-contained annex or associated business space (stpc). Outside it is considerably flanked by a pergola with five person hot tub perfect for those summer evenings.

The second is a gem tucked away in the Orchard. Originally a "Beaters Barn" for the annual pheasant shoot on the adjoining farm. This tremendous space (38"x19") has been lovingly restored to now provide a bar (The Staying Inn) gym and indoor/outdoor cinema space, perfect for entertaining or ripe for considerable flexibility and conversion subject to planning permission. Its location is particularly attractive given its access to the local footpaths to both Chapel Down Winery and The Ferry Pub, enhancing its appeal to guests.



- Immaculately presented 5 bedroom character home over three floors with stylish contemporary décor
- Light and bright rooms featuring high ceilings and the bright interior enhances the open ambiance, creating a fresh and uplifting atmosphere.
- Ample unique indoor and outdoor entertaining spaces including a hot tub, bar, glass and oak studio and two storey treehouse with trapdoor
- Impressive open plan living with statement inglenook fireplaces
- Surrounded by tranquil, landscaped gardens, grounds and wildlife pond
- Delightful gardens including a vineyard, multi-use sports area, veggie garden and wild flower meadow
- Breathtaking views and access to vineyards/pubs via country walks
- Rural but not isolated outskirts of historic and trendy Tenterden High Street
- No onward chain

**SITUATION** Skeers House is set on the rural outskirts of the historic town of Tenterden which offers an excellent range of shopping facilities, restaurants, public houses, leisure centre, doctor and dental surgeries, sports clubs and the popular Garden Centre is nearby. There are also a number of tourist attractions including the Kent and East Sussex Steam Railway, Smallhythe Place and Sissinghurst Gardens, Chapel Down Winery and Biddenden Vineyards.

For transport to London, there is a mainline station at Headcorn (9.5 miles) offering services to London (journey time just over 1 hour), which also links to Ashford with its high speed service to St Pancras (37 minutes). The area has excellent schools in both the state and independent sectors and the property comes within the catchment for several of the well regarded Kent Grammars.

**VIEWING** By appointment through WarnerGray 01580766044

The property is immaculately presented, brimming with charm and character that reflect its historic origins. The following is a brief introduction with approximate dimensions:

The front door opens into a welcoming entrance hall, with stairs rising to the first floor and doors leading to the **SITTING / DINING ROOM** 25'4 X 13'6 is an impressive, generously proportioned room ideal for formal entertaining and relaxed family evenings. A large front-facing window offers views over the garden, while the double-aspect layout allows for plenty of natural light. A brick fireplace with a wood-burning stove serves as a focal point, enhancing the room's warmth and atmosphere. The dining area provides ample space for a table and chairs, display shelving and door leading through to the kitchen.

From the hall, there is access to the **SNUG** 13'6 X 11'11, a further versatile reception room with a window to the front and a magnificent inglenook fireplace with a bressummer beam and built-in cupboards on either side, housing a wood-burning stove.

The farmhouse-style **KITCHEN BREAKFAST ROOM** 20'8 x 11'4, is well designed keeping in character being equipped with a range of worktops, drawers, and both base and wall-mounted cabinets. It features a dishwasher, fridge-freezer, and a traditional butler sink. At the heart of the room is an oil-fired Aga set within a characterful brick recess. There is also a walk in **PANTRY**. The polished flooring enhances the rustic charm, while a stable door opens out to the garden—making this an ideal room for both cooking and entertaining.

Steps lead down to the spacious **SUMMER KITCHEN / UTILITY** which features a built-in hob and oven, work surfaces, cupboards, butler sink unit and wine fridge. A cupboard houses the boiler.

There is also a door leading to the rear terrace and garden, as well as a further door to **CLOAKROOM** with a modern suite comprising low level w.c. and wash hand

**FIRST FLOOR LANDING** of special note are the stunning views from this spacious landing and bedrooms, offering vistas over rolling farmland and countryside to the front, and a glorious outlook over the delightful gardens at the rear—perfectly capturing this picturesque setting and creating a sense of privacy and tranquility

**BEDROOM 1** 13'8 X 12'1. Enjoying uninterrupted views to the front of the renowned Chapel Bank. Feature fireplace and useful cupboards to either side.

**BEDROOM 2** 13'10 X 11'9. Window with countryside views to the front, feature fireplace and storage cupboard.

**BEDROOM 3** 13'6 x 11'1 A double aspect room with windows overlooking the delightful side and rear gardens.

**BEDROOM 4** 11'1 X 7'8. Window to the rear garden again enjoying a wonderful view. Built in cupboards.

A luxurious **FAMILY BATHROOM** serves this floor, fitted with a contemporary suite including a central freestanding bath.

Stairs from the landing to the **SECOND FLOOR**, where you'll find this outstanding **BEDROOM SUITE 19'11 x 17**, complete with a **DRESSING ROOM** and **SHOWER ROOM**. Enjoying stunning views this expansive and versatile room also provides access to a practical attic storage area. The suite is complemented by a sumptuous shower room, adding to its appeal and functionality.

**OUTSIDE** At the front an attractive garden is bordered by mature hedging and featuring elegant brick pathways that lead you to the entrance door and a driveway to the side provides off road parking for up to five cars.

The stunning gardens are a true highlight, thoughtfully and beautifully sectioned by box hedging with beds bursting with vibrant flowers, plants and trees - creating a picturesque setting. A wildlife pond adds to the appeal, a perfect spot to relax under the shade of the avenue of Ornamental Cherry Trees and a fun two storey treehouse complete with slide and trap door/staircase. The meandering pathways wind through a wild flower meadow/paddock, home to birds, owls, bee hives and insects, all enhancing the tranquil, natural atmosphere and a dedicated four raised bed vegetable garden offer ample opportunity to create the "good life"

The property is further complemented by a hobby vineyard, planted in 2014, featuring 36 vines across three grape varieties. A delight for horticulturalists and wine enthusiasts, offering the chance to enjoy the fruits of your labours with delicious homegrown English wines for years to come.

If entertaining is your thing, the "Dog House" BBQ area tucked away in the orchard is adorned with festoon lights and is the perfect spot to enjoy a sunset glass of wine, as is the vast modern grey deck, constructed round a huge Ash tree complete with fire pit, circular garden swing and jetty over the natural wildlife pond.

For family's considering Skeers House (or simply sports enthusiasts), a recently added Multi-use Games Surface Area (MUGA) was added in 2022, providing a great space to practise football skills, golf putting or pétanque.

**SERVICES** Mains drainage, water and electricity. Oil central heating. Local Authority: Ashford Borough Council

**AGENTS NOTE:** There is currently an overage clause on the orchard, further details available on request.

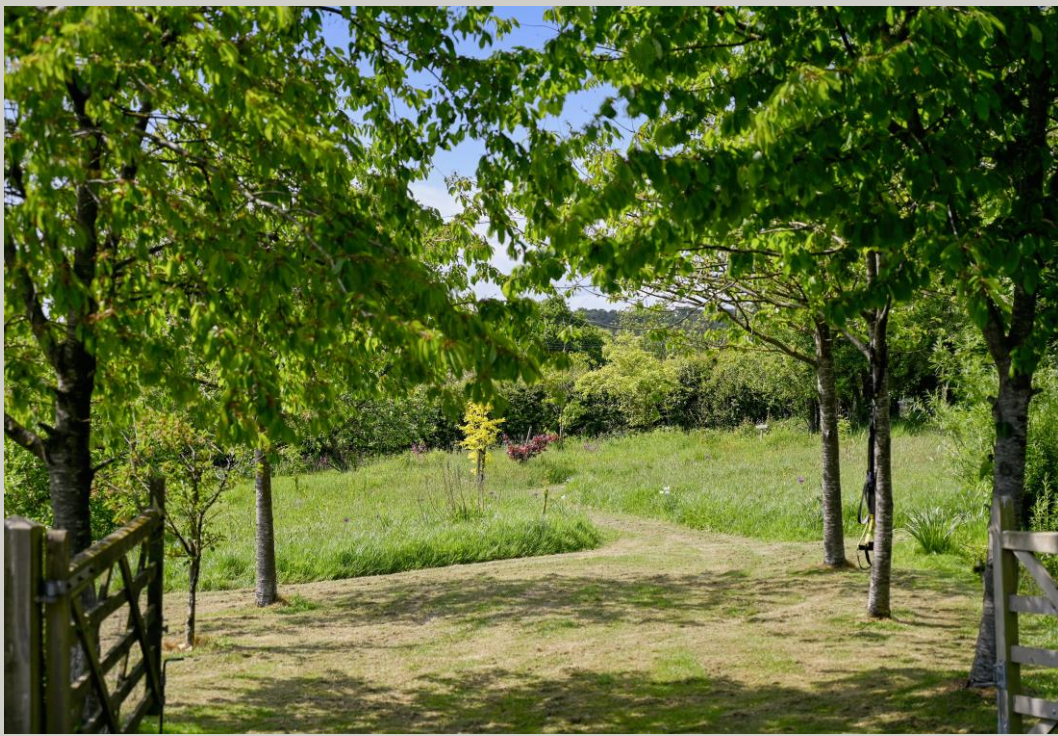










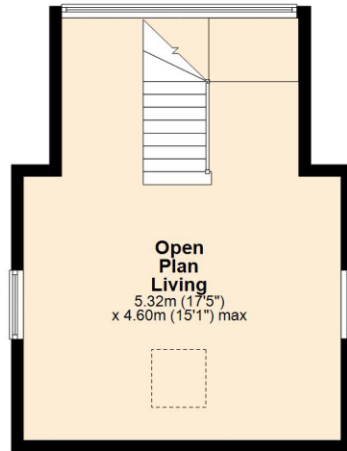




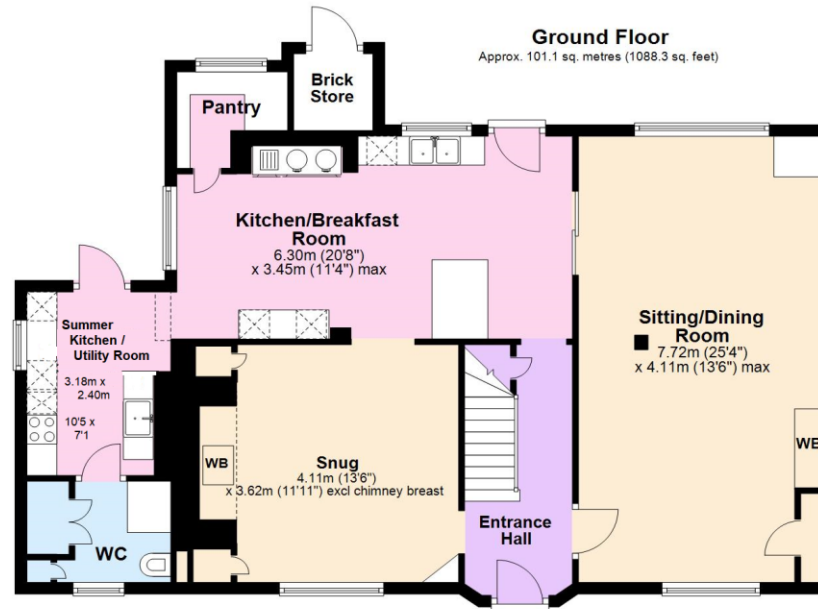




**First Floor of "The Bothy"**  
Approx. 35.1 sq. metres (378.1 sq. feet)



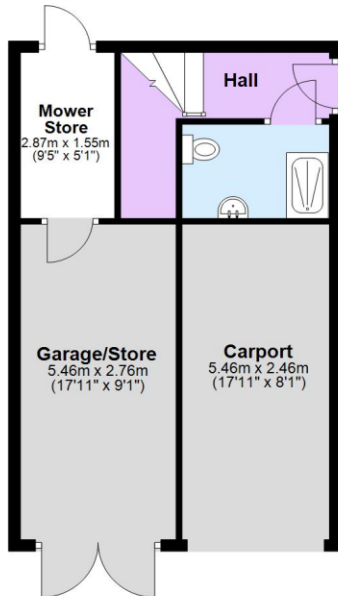
**Ground Floor**  
Approx. 101.1 sq. metres (1088.3 sq. feet)



**The Beater's Barn**  
Approx. 68.4 sq. metres (735.8 sq. feet)

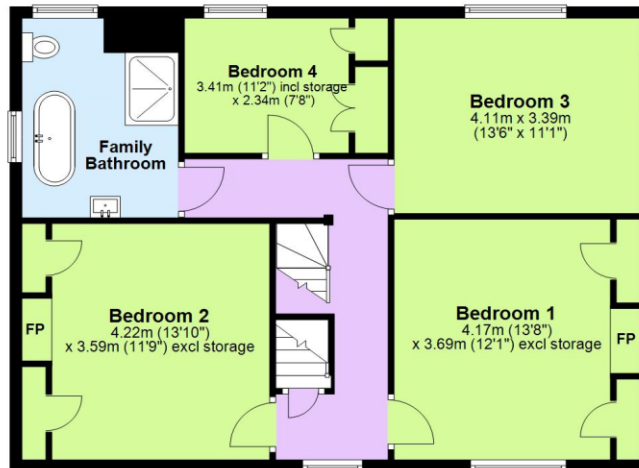
**The Bothy**

Approx. 52.1 sq. metres (560.3 sq. feet)



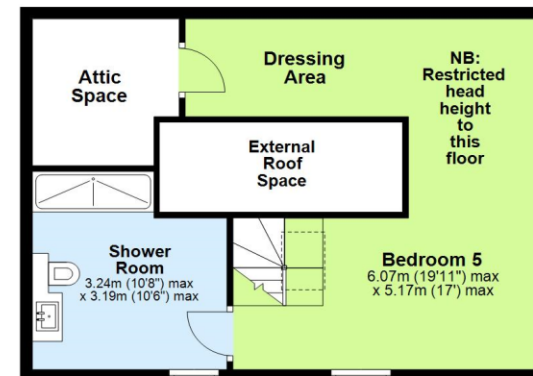
**First Floor**

Approx. 79.5 sq. metres (855.7 sq. feet)



**Second Floor**

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 380.1 sq. metres (4091.1 sq. feet)

**The Beater's Barn**  
11.46m (37'7")  
x 5.96m (19'7") max