

Warner Gray



Wilderness,

Headcorn, Kent TN27 9JJ

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Offers in excess of £1,295,000

Charming 6 bedroom period home near Headcorn, with studio, double garage, guest accommodation, separate office, stables and superb lifestyle / holiday let potential, all within easy reach of the station.

Set in a small rural hamlet just outside Headcorn, this six bedroom house occupies a wonderfully secluded position in the Kent Weald, surrounded by gardens, outbuildings and a series of flexible ancillary spaces that lend themselves to a variety of uses.

Believed to date from the 17th century, the house has evolved over time, resulting in a layered and characterful home that balances its historic fabric with later additions designed for modern living.

Inside, the house unfolds across generous accommodation, with the original building retaining a strong sense of its age through a richness of period detail. Later additions have introduced a lighter, more contemporary feel in places, creating a natural dialogue between old and new and giving the house an ease and versatility that suits family life particularly well.

The grounds extend to approximately 0.6 of an acre (unmeasured) and are as much a part of the offering as the house itself. Alongside the main house is a detached studio, currently arranged as a holiday let, a double garage with ancillary accommodation to the rear and office space above, and a stable block. A shepherd's hut, available by separate negotiation, adds another layer of possibility. Together, these buildings create an unusually adaptable setting, equally suited to multi-generational living, guest accommodation, home working or income-generating use.

Though deeply rural in feel, the house is remarkably well connected. Headcorn is little more than a mile away and provides everyday amenities as well as a mainline station with services to London, placing this quietly positioned country house within easy reach of both the city and the wider Kent landscape.

Situation: Wilderness lies on the edge of Headcorn, a well served Kent village set within the wider landscape of the Weald. Despite its rural setting, the house is within easy reach of the village's everyday amenities, which include a bakery, delicatessen, post office, hardware store, doctor's surgery, dentist and primary school, as well as a mainline station with regular services to London. The surrounding countryside offers many outdoor pursuits. Chart Hills Golf Club and Headcorn Aerodrome are nearby, while the market towns of Tenterden and Cranbrook, both within easy driving distance, provide a broader range of shops, restaurants and schooling.

The area is also well regarded for its selection of both state and independent schools, with several sought after Kent grammar schools within catchment. Headcorn station is approximately 1.7 miles away and runs services to London in just over an hour, with connections via Ashford International to the high-speed service for St Pancras. Ashford, Maidstone and the M20 are all readily accessible, placing the house within convenient reach of both London and the Channel coast.

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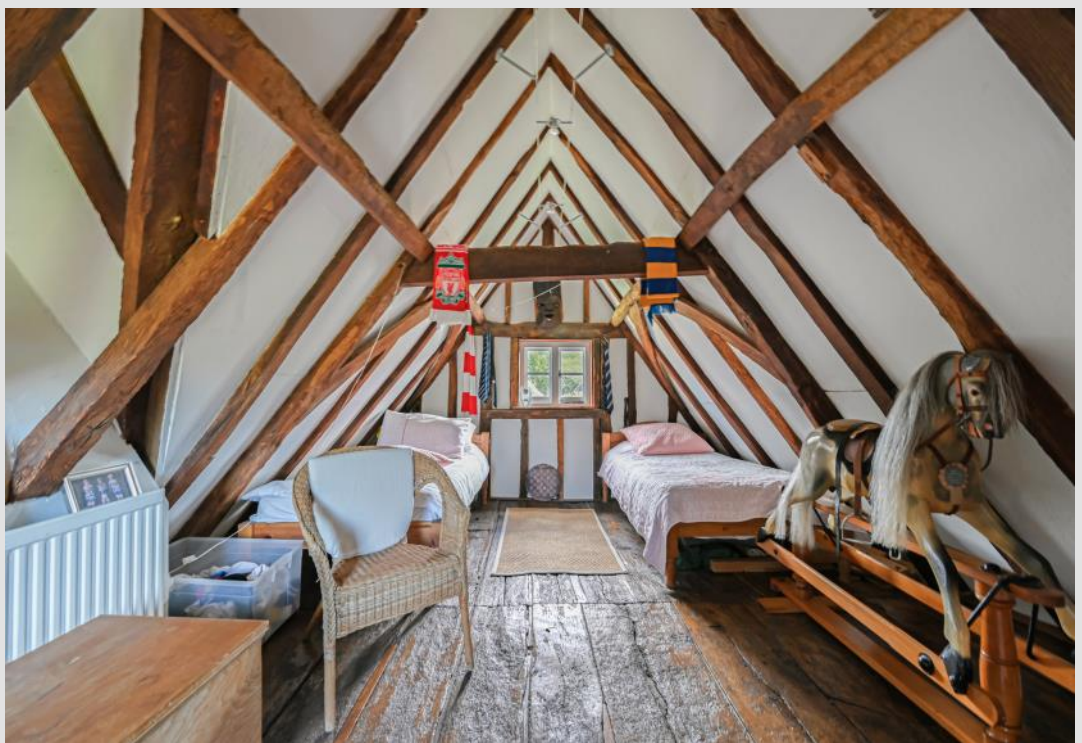
At the centre of this beautiful home is the principal sitting room, a generous space with exquisite period detailing. Heavily beamed and grounded by a brick floor, it is anchored by a substantial inglenook fireplace fitted with a wood-burning stove, giving the room a natural focus and a particular sense of warmth in the colder months. It is a room that feels both expansive and cocooning; a place equally suited to larger gatherings or quieter evenings by the fire.

A small inner lobby leads from here to a more tucked away reception room, currently used as a snug and study. This is one of the more unexpected spaces in the house and has a quiet character of its own, with a vaulted ceiling to one end lending an added sense of volume and drama. Slightly concealed from the principal flow of the house, it works particularly well as a retreat, reading room, separate TV room or work from home space.

To the opposite side of the house, a series of later additions has created a more open and contemporary sequence of living spaces, bringing a different rhythm to the ground floor. These rooms have been arranged to form a generous family oriented living environment, with a family room opening directly into a large kitchen/breakfast room.

The kitchen is centred around an AGA and has the scale to operate as the social heart of the house, with ample room for informal dining and day-to-day family life. Beyond, a garden room extends the accommodation still further and is currently arranged as a dining room. With its connection to the outside and its position overlooking the garden, this is a particularly versatile space, equally suited to entertaining or quieter everyday use.







The house has also been arranged with practicality in mind. A utility room cum cloakroom provides useful ancillary space on the ground floor, while a drying room has been neatly incorporated beneath the stairs.

The first floor continues the dialogue between the house's older and newer parts. In the original section, the principal bedroom is a beautifully proportioned room with an attractive fireplace and a calm, understated quality. Also in this part of the house is the main family bathroom, an unexpectedly large room with a handsome square bay window that draws in light and gives the space a sense of generosity more usually associated with a principal bedroom suite. Between them lies three characterful landing areas, one large enough to function as more than a circulation space alone, and would work equally well as a dressing area, study or storage space.

The remainder of the first floor is arranged within the later additions, where three further bedrooms and a family shower room provide well balanced accommodation for family or guests. The separation between the two parts of the house works particularly well, creating a natural distinction between the principal suite and the secondary bedrooms while maintaining a coherent overall flow.

A fully converted second floor adds another layer of flexibility and potential, with two further double bedrooms tucked beneath the roofline. Whether used as guest accommodation, teenage rooms, hobby spaces or additional work from home areas, they offer a valuable extension of the main house and reinforce the versatility that defines the property as a whole.



OUTSIDE The predominantly south facing gardens extend to approximately 0.6 of an acre (unmeasured) creating an outdoor space that feels both open and well enclosed. Set apart from the main house is a detached studio, currently used as a holiday let. Its separation from the principal accommodation gives it a pleasing sense of independence, whether used for guests, home working, creative pursuits or as an income-generating space.

There is also a stable block comprising a stable, feed room and store, reinforcing the property's rural character and broadening its scope for a variety of lifestyles and uses.

Also within the grounds is a fully converted shepherd's hut, currently arranged as holiday let accommodation and available by separate negotiation. As with the studio and ancillary accommodation, it contributes to the layered and adaptable nature of the property, where the outbuildings are not simply supplementary, but form an integral part of how the house can be occupied and enjoyed.

Services Mains water and electricity. Oil fired central heating. Private drainage. EPC Rating: E. Local Authority: Maidstone Borough Council. Council Tax Band: G. Location Finder: what3words: ///fussy.doormat.gums

Viewing by appointment through WarnerGray 01580 7660444
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