

Kemsdale House





Kemsdale is a **timeless gem**, professionally designed and renovated throughout with thoughtful design led interiors. It stands as a welcoming haven where classic elegance meets modern comfort, with a crafted contemporary layout which seamlessly blends functionality and style.

Summary of accommodation

Entrance hall | Drawing room | Sitting room/library | Conservatory
Snug | Cloakroom | Kitchen/breakfast room | Boot room
Principal bedroom with en suite bathroom | Utility room
Three further bedrooms on en suite | Bathroom
Two bedrooms sharing a family bathroom | Lounge room
Kitchen/diner | WC | Attic store
Gym | Store rooms | Log store | Cellar | Wine room

Kemsdale Coach House

Kitchen/sitting room with conservatory/dining room | Two double bedrooms sharing a bathroom

Outside

Garaging | Stables | Large storage barn | Tennis court and swimming pool | Pond | Orchard

In all about 17.5 acres

Distances

Rolvenden 1 mile, Cranbrook 6 miles, Staplehurst station 10 miles (London Bridge, Cannon Street and Charing Cross from 53 minutes)
Tunbridge Wells 20 miles
(All distances and times are approximate)



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Situation

Kemsdale House is located in an area of outstanding natural beauty surrounded by beautiful countryside and is positioned between the villages of Rolvenden and Benenden, both of which are well equipped for day-to-day needs with facilities including a butcher, post office, general store and well regarded pubs.

A little further away are the towns of Tenterden and Cranbrook with their picturesque high streets offering a wider range of quality shops, restaurants, banks and supermarkets including Waitrose.

A more comprehensive range of shopping and leisure facilities is available in Tunbridge Wells. The popular coastal town of Rye is approximately 20 minutes away.

There is an outstanding choice of state and private schools in the area including the primary school at Benenden and Dulwich Prep School in Cranbrook, Saint Ronan's in Hawkhurst and Benenden School for girls. Tonbridge and Sevenoaks public schools are slightly further afield. The property is within the catchment area for the famous Cranbrook Grammar School which dates back to 1518.



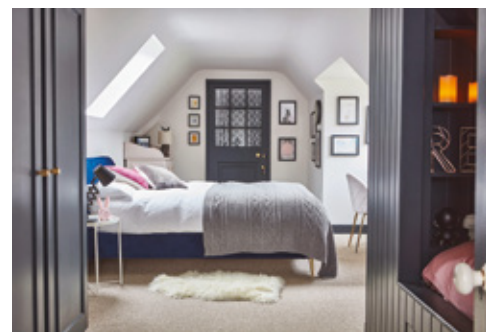
The property

Dating back to 1909, this Edwardian marvel exudes timeless elegance in a Queen Anne style, nestled in the picturesque countryside of the High Weald.

The house is a meticulously crafted masterpiece, beautifully designed and stunningly refurbished to capture the essence of boutique living. With high-quality interiors reflecting a modern classic taste, every detail showcases the dedication of its owners.





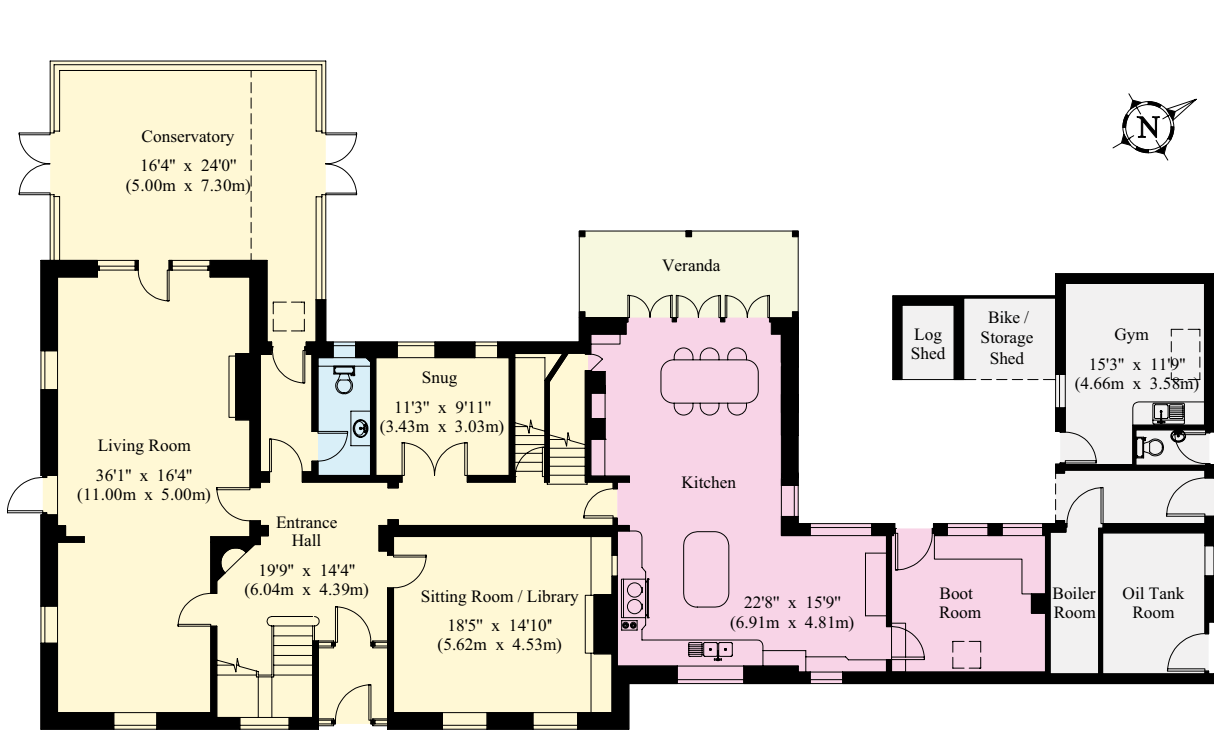


Kemsdale House

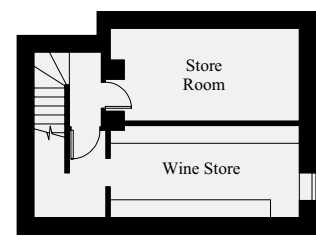
Approximate Gross Internal Floor Area
6471 sq ft / 601.2 sq m (excluding outbuilding)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

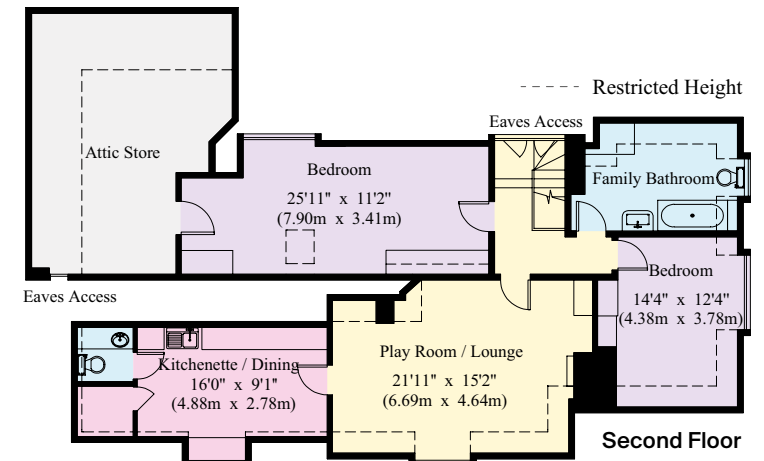
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



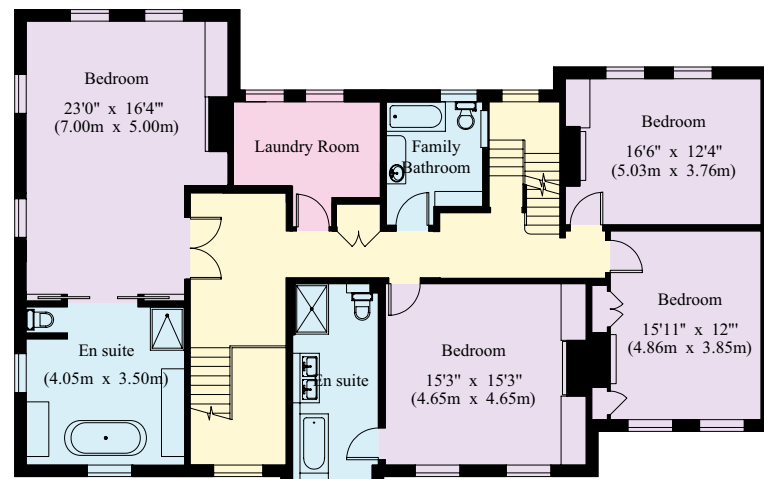
Ground Floor



Cellar



Second Floor



First Floor



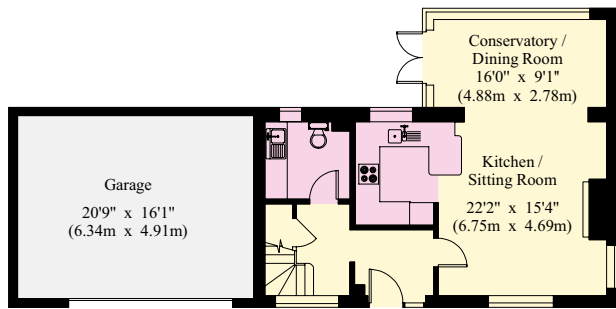


Cottage

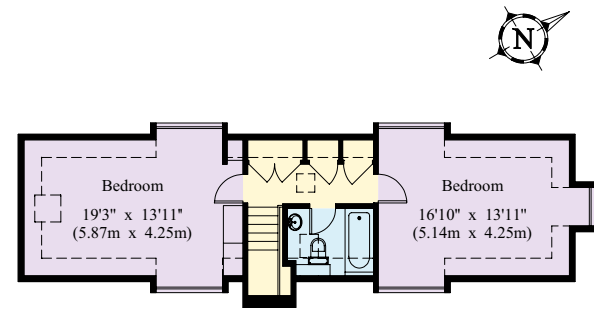
Kemsdale Cottage

Approximate Gross Internal Floor Area
 1,566 sq ft / 145.5 sq m (Including garage)

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Ground Floor



First Floor



Cottage



Cottage



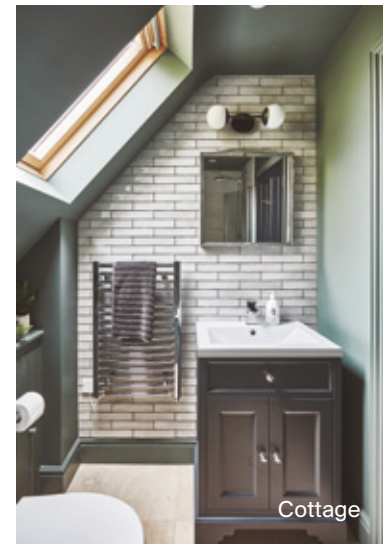
Cottage



Cottage



Cottage



Cottage



Cottage

Grounds and gardens

The magnificent grounds, adorned with an array of amenities including a serene pond, inviting swimming pool, tennis court, charming cottage, and versatile stables and outbuildings. The gardens offer tranquillity and luxury in this idyllic retreat, mature flower beds, specimen trees, a rose garden and an orchard make up the formal planting. Paddocks next to the stables offer riding facilities and other outdoor pursuits.





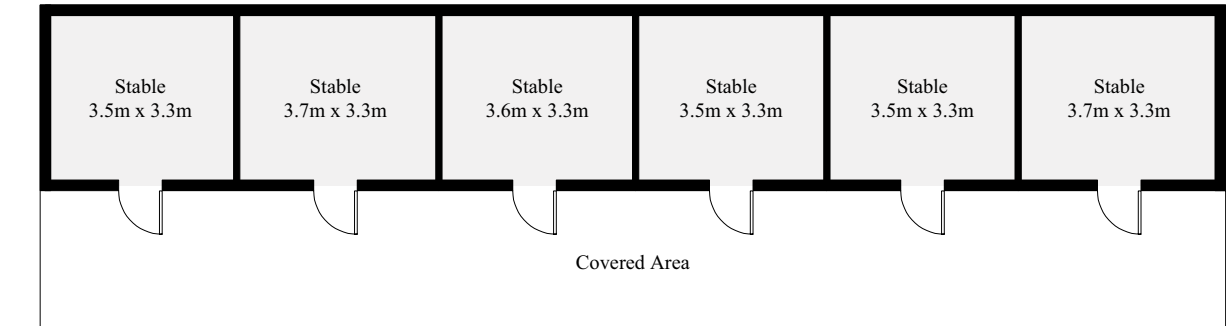
Stables

Approximate Gross Internal Floor Area

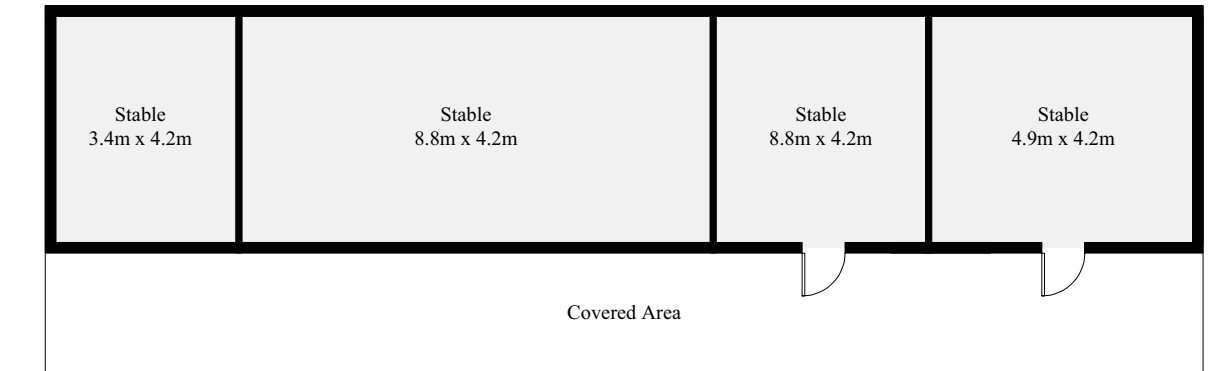
Black Stables: 68.7 sq m / 739 sq ft

Field Stables: 86.8 sq m / 934 sq ft

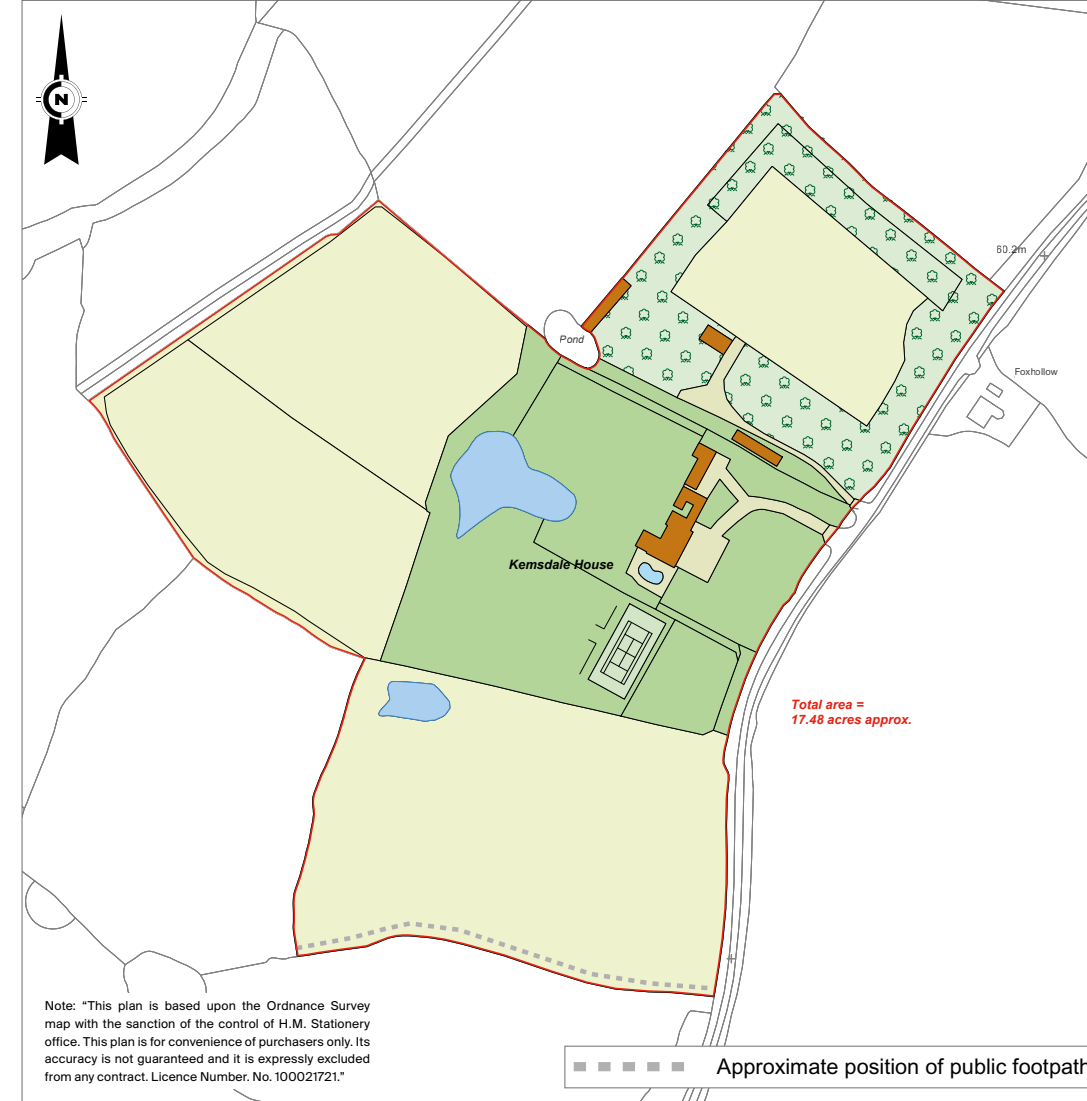
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Black Stables



Field Stables



Services

Mains water and electrics, private drainage, oil fired central heating.

Directions

Postcode: TN17 4PQ

What3words: number.smart.following
(takes you to the start of the driveway)

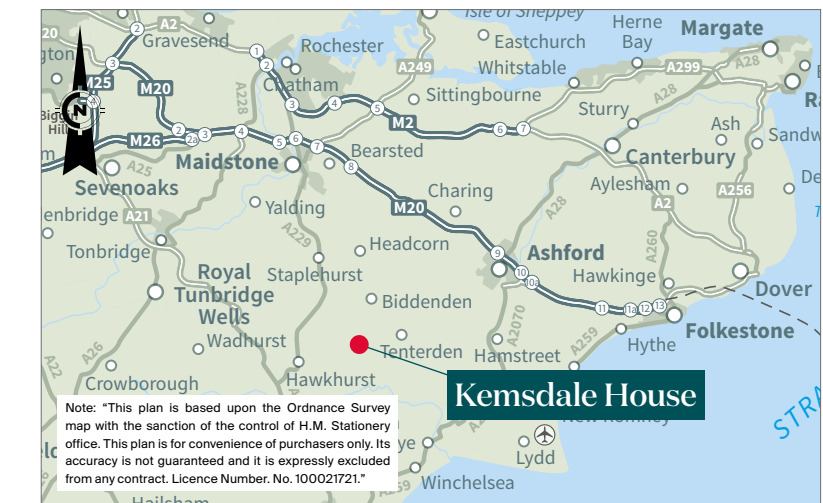
Property information

Tenure: Freehold

Local Authority: Ashford Borough Council: 01233 637311

Council Tax: House – Band G

EPC Rating: House – F, Cottage – D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated xxxxxxxxxxxx 20xx.

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