

Pear Tree Farm, Smarden, Kent



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A wonderfully presented Grade II listed detached home with 10.4 acres and over 2700 sq.ft. of accommodation, located in a secluded position yet within close proximity to local amenities. The property also benefits from stunning gardens and grounds which include stables, storage shed, fields and woodland with ancient coppiced trees.

Smarden village 1.5 miles. Headcorn station 3.5 miles (London Bridge from 1 hour). Biddenden 4.8 miles. Tenterden 10 miles. Ashford 10 miles. Ashford International 10.7 miles (London St Pancras from 36 minutes). Tunbridge Wells 22 miles. London 56 miles. (All times and distances approximate)



Tenure

Freehold

Local authority

Ashford Borough
Council, Tel.
01233 331 111







Flexible family accommodation with the potential to create a self-contained annexe.



The Property

Believed to date back to the 1560's, this charming Grade II listed family home boasts a wealth of period features throughout including exposed beams and a stunning inglenook fireplace with bressummer beam above. It also benefits from stunning gardens and grounds which include stables, storage shed, fields and woodland with ancient coppiced trees.

The property is entered from the driveway into a terracotta floor tiled entrance hall with an office/bedroom 5 leading off it, as well as a shower room. This area could be used as a self-contained annexe if desired and also gives access on to the rear patio and garden. This then leads on to a breakfast/dining room and the well equipped kitchen fitted with a range of limed oak units and granite worktops. The kitchen has fantastic views over the rear lawned gardens and includes an integral oven, grill, hob, washing machine and dishwasher. There is also a door to a walk in pantry. The kitchen leads on to the oak block original entrance hall with front door and access to the dual aspect dining room. The sitting room hosts the beautiful inglenook fireplace, and a large bay window which floods light into the room.

On the first floor there are four bedrooms and two large bathrooms. The principal bedroom is a real feature of the home and boasts a wealth of period features as well as a glorious en suite bathroom with a separate shower.

Gardens and Grounds

Outside, the property is approached over a gravel driveway which leads to the parking area for several vehicles and the detached timber built double garage. The gardens are stunning and include a brick terrace and sheltered overhang overlooking the gardens which are mainly laid to lawn, interspersed with mature trees, shrubs and plants. The grounds are enclosed and bordered by post and rail fencing keeping the openness with the fields beyond. There is an area of enchanting woodland and, located within, are ancient coppiced trees, extensive bluebells, wild flowers and wildlife. There are also stables and a storage shed. In all the garden, grounds and woodland extend to about 10.4 acres.





Services

Mains water and electricity. Oil-fired central heating. Private drainage.

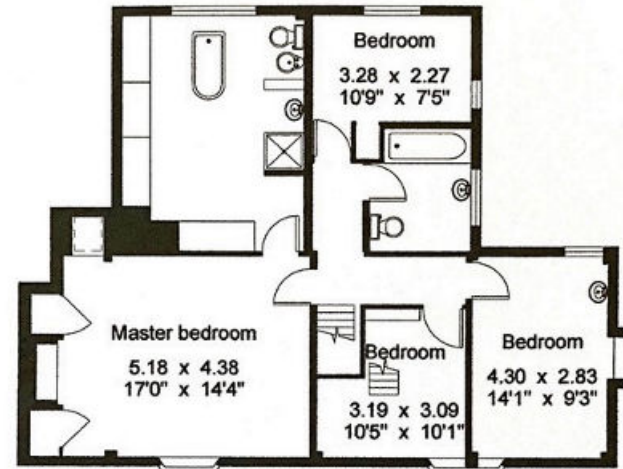
Situation

The property is located in a rural position, just 1.5 miles from the village of Smarden which is well known for being one of the prettiest villages in Kent with its picturesque timber framed properties and church. There is a strong village community and amenities include a village shop, public houses, church and primary school. The neighbouring village of Biddenden and the market town of Tenterden are both easily accessible, as are the larger centres of Tunbridge Wells and Ashford with its Eurostar terminal providing fast trains to London and the continent.

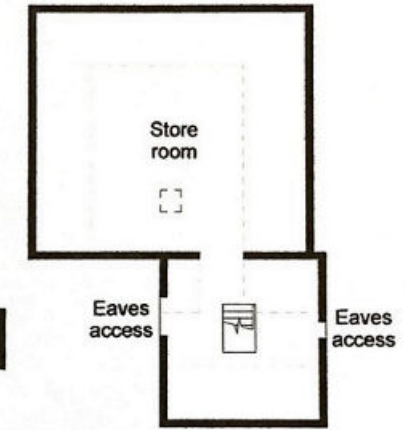
There is an excellent choice of schooling in the area, in both the state and private sectors, including Benenden School, Homewood School in Tenterden, Cranbrook School, Ashford School, Bethany in Goudhurst, Dulwich Preparatory in Cranbrook, Marlborough House and St Ronan's in Hawkhurst, Sutton Valence, and grammar schools in Ashford and Tunbridge Wells. Leisure activities in the area include golf at Chart Hills, Biddenden; sailing and fishing at Bewl Water and on the south coast.

Directions (TN27 8PB)

From Junction 8 of the M20, follow the signs for Leeds Castle on the A20/B2163. Proceed through the village of Leeds and, upon reaching a staggered crossroads, turn left onto the A274 (Maidstone Road). Continue south for 5 miles to Headcorn. At the end of Wheeler Street in Headcorn, turn left onto Smarden Road (signposted Smarden / Egerton). Continue for 1.4 miles, then turn left onto Bedlam Lane. After 0.7 of a mile, turn right onto Rosemary Lane. After 0.3 of a mile, turn left onto Smarden Bell Road and the property will be found on the right-hand side after 0.4 of a mile.



First floor

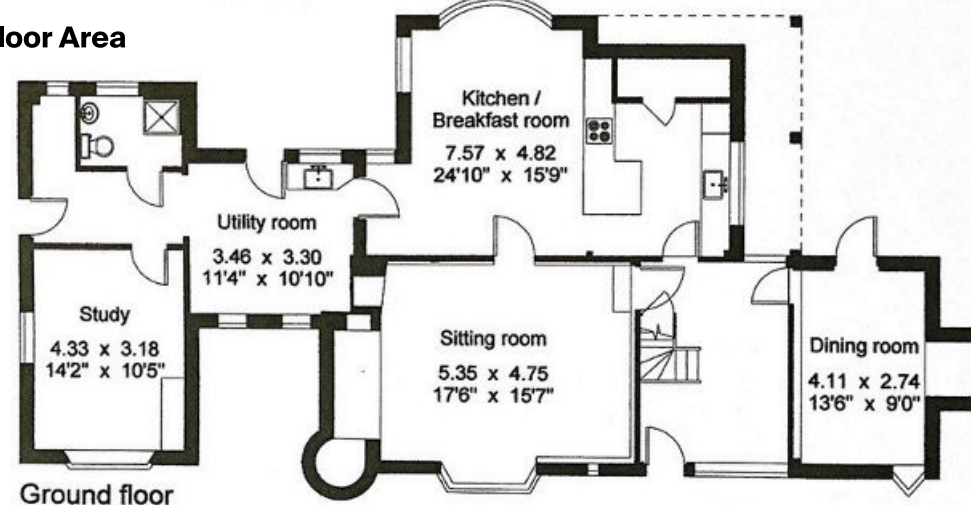


Second floor

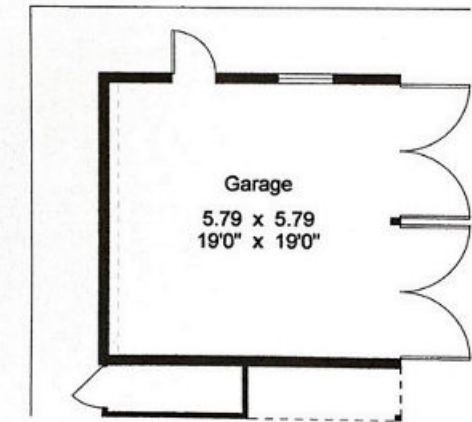
Restricted height

**Approximate Gross Internal Floor Area
252.9 sq m / 2722 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



Ground floor



Garage
5.79 x 5.79
19'0" x 19'0"

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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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