

Bugglesden, Tenterden, Kent





Bugglesden, Bugglesden Road, Tenterden, Kent

An impressive Grade II listed family house set in a wonderful rural position, yet close to amenities with fantastic views over the surrounding countryside. The property provides flexible and beautifully presented accommodation with the benefit of a separate one bedroom cottage, outbuildings and fabulous gardens and grounds.

Biddenden 2 miles. Tenterden 3 miles. Headcorn 6 miles (London Bridge from 56 minutes). M20(J9) 12 miles. Ashford 11.5 miles. Ashford International station 12 miles (London St Pancras from 36 minutes). Rye 14 miles. Maidstone 15.5 miles. Tunbridge Wells 21 miles. London 57 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Ashford Borough Council, Tel. 01233 331 111

Council tax band: G

Services: Mains water and electricity. Oil-fired heating. Private drainage.



The Property

Bugglesden comprises a wonderful Grade II listed timber-framed property, believed to date back to the Tudor/Elizabethan period. The property is beautifully presented throughout and provides excellent family accommodation with many period features including inglenook fireplaces and exposed timbers.

The front door opens into an entrance hall with staircase leading to the first floor and doors giving access to the principal reception rooms. The characterful triple aspect dining room has leaded light windows as well as exposed ceiling beams, fireplace and stone floor.

On the opposite side of the reception hall is the wonderful double aspect sitting room which has an attractive inglenook fireplace, exposed ceiling beams, polished brick flooring and French doors leading out the south-facing rear terrace and beautiful gardens. A set of double doors leads into a double aspect study, which enjoys lovely views over the gardens, with bespoke fitted desks, cupboards and a temperature controlled wine store. The farmhouse style kitchen/breakfast room is located at the rear of the home and has a range of fitted wall and base units with polished granite worktops over, Range cooker and tiled flooring. There is also a walk-in larder and a useful utility/boot room with a door to the rear.

On the first floor, there are four bedrooms and a family bathroom with underfloor heating. The principal bedroom suite comprises a triple aspect bedroom with en suite shower room with underfloor heating and a dressing room. There is a further bedroom on the second floor.

Outside, the property is approached via an electronically operated gated entrance over a gravelled driveway leading to a large parking area. There is a detached timber building (with electric power and heating) currently used as a studio and home office/ gym. The beautiful gardens are a particular feature of the property and include lawned areas, a paved terrace and a multitude of mature trees, shrubs and plants. A gate leads to a paddock with post and rail fencing and separate vehicular access. In all about 3.37 acres.





In addition to the main house there is a detached cottage which provides ancillary accommodation. It is currently used as a profitable holiday let but also has Planning Permission for residential use. This single storey cottage provides an open plan kitchen/dining/living room with wood burner, underfloor heating and doors opening to the paved terrace and enclosed private garden. There is also a double bedroom and beautifully appointed shower room which also has underfloor heating.

Agents note: Available by separate negotiation is a stylish 'double' shepherds hut. The two joined-together huts comprise living/dining areas; wood-burner; heating; kitchen; king sized bed; shower room with w.c; fabulous copper bath. It is currently run as a successful holiday let but could be used as guest accommodation. Photos and further information available upon request.

Situation

Bugglesden is situated on a peaceful country road between the popular villages of Biddenden and St Michaels. The picturesque and historic town of Tenterden, with its tree-lined high street flanked by historic Wealden tiled and weather boarded properties, has a comprehensive range of boutiques, shops, supermarkets, restaurants, coffee shops and public houses as well as schools, doctors' surgery and sports facilities. Mainline train services are available at Headcorn (just under 11 miles away) and Ashford International (about 13 miles) which offers fast trains to London St Pancras from 36 minutes. There is a good choice of schooling in the area, in both the state and private sectors. Notable schools include St Michaels and Tenterden Primary Schools, Homewood School at Tenterden, Highworth Girls Grammar School at Ashford, Norton Knatchbull Boys Grammar School at Ashford, Ashford Prep at Great Chart, Dulwich Preparatory at Cranbrook, St Ronan's and Marlborough House at Hawkhurst, Benenden School (girls) and Sutton Valence.

The area benefits from a wealth of leisure and tourist attractions including the Kent and East Sussex Steam Railway, Smallhythe Place (National Trust) and Chapel Down Vineyards along with the weekly market in Tenterden. Leisure facilities include a number of golf courses in the vicinity; sailing, fishing and water sports at Bewl Water and on the south coast; walking and off-road cycling at Bedgebury. There are also a number of tourist attractions including the Kent and East Sussex Steam Railway, Smallhythe Place (National Trust), Chapel Down Winery and Biddenden Vineyards along with the weekly market in Tenterden.

Directions (TN30 6TG)

From the A229 Angley Road in Cranbrook, at the Wilsley Pound roundabout take the third exit onto the A262 towards Biddenden. Continue for 4.6 miles, passing through Sissinghurst. On reaching the village of Biddenden, turn right at the 'T' junction towards Tenterden(to remain on the A262). Continue out of the village and, after approximately 2 miles, turn right onto Bugglesden Road. The property will be found on the right hand side (following a sharp left-hand bend).



Approximate Gross Internal Floor Area

House: 348.8 sq m / 3754 sq ft

Outbuildings: 34.8 sq m / 374 sq ft

Cottage: 53.0 sq m / 870 sq ft

TOTAL: 436.6 sq m / 4698 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.



Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more

Simon Biddulph
01892 515035
simon.biddulph@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2023. Photographs and videos dated August 2022. Our ref. SPB/ I:1129032.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

