

# Pear Tree Farm, Smarden, Ashford, Kent,

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A beautifully presented Grade II listed detached country home with 10.4 acres of extensive gardens and grounds and over 3000 sq ft of accommodation, set in a secluded yet not isolated position close to local amenities.

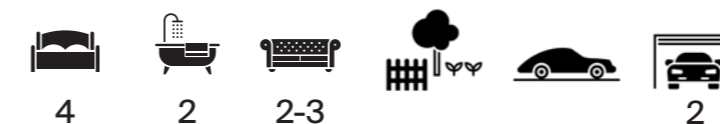
### Situation

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, a church, and a primary school. The neighboring village of Biddenden and the market town of Tenterden are both easily accessible, as are the larger centres of Tunbridge Wells and Ashford, offering direct trains to London St. Pancras International, where they can connect to the Eurostar.

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.

### Distances

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 are approximate).

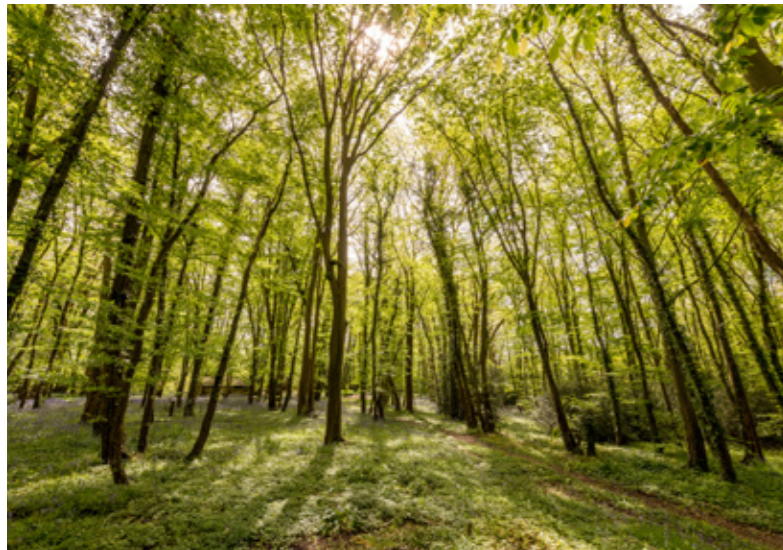


## The Property

Pear Tree Farm is a beautifully presented Grade II listed detached country home, which has been sympathetically renovated by the current owners, offering 10.4 acres and over 3000 sq. ft. of accommodation, located in a secluded position yet within close proximity to local amenities. The property also benefits from extensive gardens and grounds, which include a double garage, storage shed, vegetable patch, fields, and woodland with ancient coppiced trees.

The front door opens into a tiled entrance with a convenient cloakroom on the left-hand side. The open-plan kitchen and breakfast room is a fabulous space with exposed beams and brickwork, fitted wall and base units, an Aga, and integrated appliances. The drawing room hosts a feature fireplace, oak flooring and a large bay window with views overlooking the garden. The drawing room leads on to the oak block original entrance hall with a front door with access to the study room. The sitting room has a beautiful inglenook fireplace and a large bay window, flooding the room with natural light.

On the first floor, there are four generous-sized bedrooms with a well-appointed family bathroom. The principal bedroom boasts a wealth of period features with a stylish en suite with shower. The guest bedroom features an en suite with a 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 extensive gardens 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 'dog proof' fencing keeping the openness with the fields beyond. There is an area of enchanting woodland and, located within, are ancient coppiced trees, extensive bluebells, wildlife and a dedicated area of wildflowers in the field.

## 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 (until this becomes Headcorn Road), and at the crossroads (at the Smarden Bell Pub), turn left and continue for 1.1 miles until you reach Pear Tree Farm.

## Property information

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

**Local Authority** Ashford Borough Council, Tel. 01233 331 111

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP




**Approximate Gross Internal Floor Area**

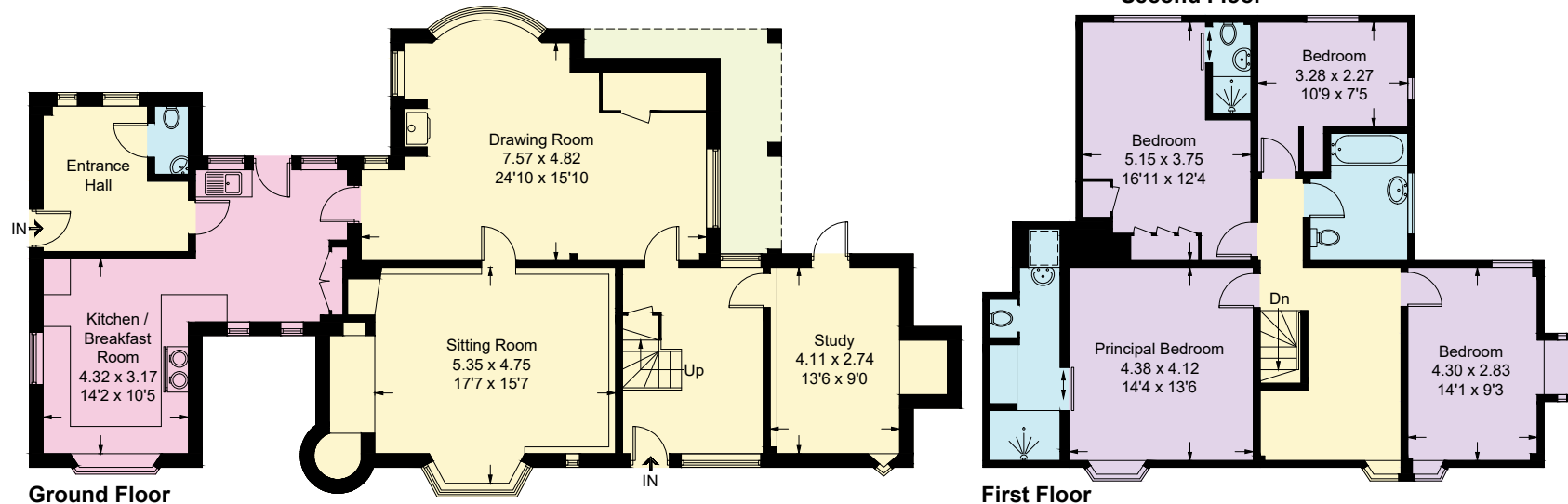
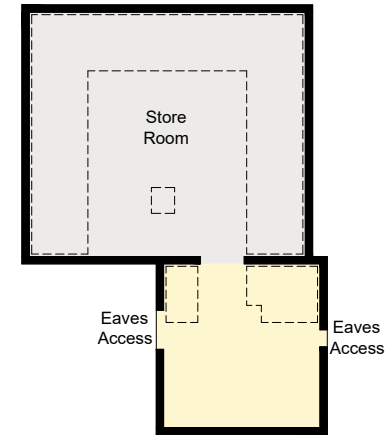
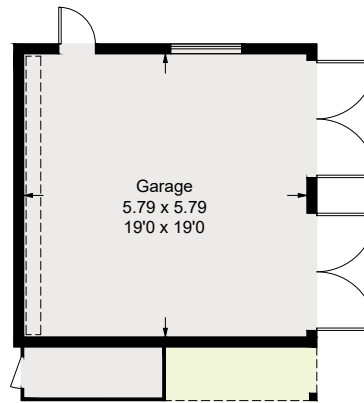
Main House = 254.5 sq m / 2,739 sq ft

Garage = 33.6 sq m / 362 sq ft

Total Area = 288.1 sq m / 3,101 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 on the last page of the text of the Particulars.

 = Reduced headroom below 1.5m / 5'0"



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Particulars dated [May 2024]. Photographs and videos dated [May 2024]

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