

# Washenden Manor, Biddenden, Kent

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A wonderful **rural estate in the delightful, secluded setting** with farmhouse, oast house and Kent barn, all centrally positioned within approximately 80 acres.

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### Summary of accommodation

Grade II listed moated six-bedroom farmhouse | Detached three bedroom listed oast house

Grade II listed Kent Barn with exposed beams and potential for conversion | Stable building and further field shelters

Agricultural land extending to 62.67 acres | Woodland and ponds extending to 19.03 acres

In all approximately 80 acres

### Distances

Biddenden 2 miles, Tentertan 5 miles, Headcorn 5 miles, Cranbrook 7 miles, Maidstone 14 miles, Tunbridge Wells 20 miles

(All distances are approximate)

*A further three bedroom lodge cottage with planning permission for a four bedroom replacement can be purchased by separate negotiation*



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## Introduction

The Grade II listed Washenden Manor occupies a truly magnificent private position within its own ring fence in the heart of the Kentish Weald. One of Kent's hidden gems, the Manor is surrounded by its own ancient moat in the centre of its land. The epitome of a Kentish small holding, the Manor is located down a private sweeping driveway serving the farmstead with a large Kent Barn, as well as a detached Grade II Listed Oast house that has been converted into a separate dwelling. The land and woodland on the holding encircle the main residential elements of the property providing security, tranquillity and seclusion. The property has been modernised, developed, and cherished over the past 15 years during the Vendors' ownership.

## Location

Located two miles to the east of the village of Biddenden, the property has easy access to Headcorn and Ashford both with their main line rail connections to London in under an hour. The towns of Cranbrook and Tenterden are both within a 15-minute car journey providing further amenities and facilities. This location is renowned for its quality of local schools in both the private and state sectors with the most notable being Benenden, Ashford, Kings Canterbury, Tonbridge, Cranbrook and Sutton Valence. In addition, there are prep schools at Dulwich, St Ronan's, Sutton Valence and Marlborough House. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

## Directions

From the centre of Biddenden proceed south towards Tenterden on the A262. As you exit the village, take the first left onto the High Halden Road. Follow this road for approximately one mile and the entrance to Washenden Manor will be found on your right signed Washenden. The what three words location for the entrance to the driveway is ///planet.outnumber.dishing.

## Washenden Manor

Washenden Manor is a property that has many attributes. There are various component parts that provide a significant monthly rental income which adds to the character and potential that the property has to offer. A summary of these component parts are as follows: -



## The Manor

The Grade II listed Manor has 17th century origins and has been carefully restored and modernised by the current owners to become a beautifully presented 6 bedroom family home in an idyllic location. The character of the Grade II listed building remains throughout with modern bathrooms and kitchen. The house retains its charm whilst accommodating comfortable modern living. A description of the room arrangement is below with Floor Plans and measurements overleaf.

**Ground Floor:** The Front Door opens to a character Hallway with original floor, to the left being the Sitting Room with brick fireplace and Bressumer Beam and timber features leading to the Study. To the right of the Hall is the Breakfast Room with an impressive original inglenook fireplace with woodburner, Bressumer Beam and further period features. The Breakfast Room opens up into the Kitchen with AGA, fitted units and views into the Rear Terrace and Garden. Also off the Breakfast Room is the Downstairs Cloakroom with WC and wash hand basin and stairs to the First Floor Landing. Further doors lead from the Kitchen to the Pantry with link to the Utility Room, Dog Room with door to Rear Terrace and Garden, second set of stairs to First Floor Landing and door to the Study. The Study leads to the Family Room with double doors to the Veranda and a further door to the Rear Patio and Garden. There is an additional Cloakroom with WC and wash hand basin between the Study and the Family Room.

**First Floor:** The First Floor Landing has beamy and character features throughout with doors to Bedroom one (double) with en suite bathroom, Bedroom two (Double) with en suite bathroom, Bedroom three (double) with en suite bathroom and Principal Bedroom Suite with en suite bathroom and walk in dressing room. In addition, there are various Storage and Airing Cupboards and stairs to the Second Floor Landing.

**Second Floor:** The Second Floor Landing opens up to Bedroom 5 (double) with door through to Bedroom 6 (double) and a door to a further Bathroom. This area was converted by the current owners as part of the modernisation over the last 15 years.

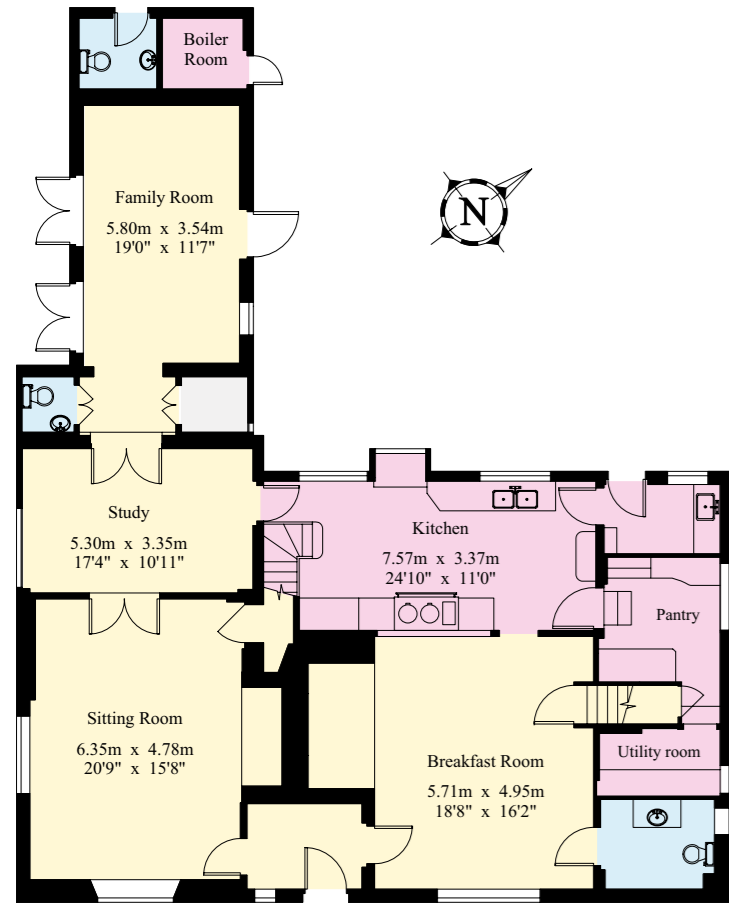
The total gross internal area of the Manor is 4,530 sq ft with floor plans overleaf for the exact layout.



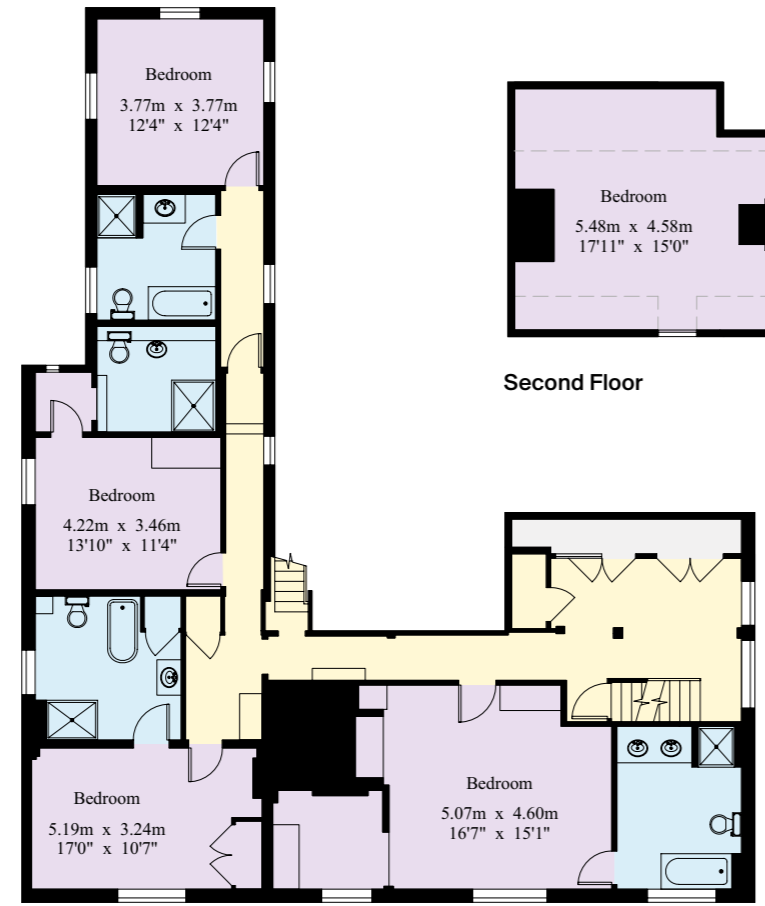
# The Manor

Approximate Gross Internal Floor Area  
420.9 sq.m (4530 sq.ft.)

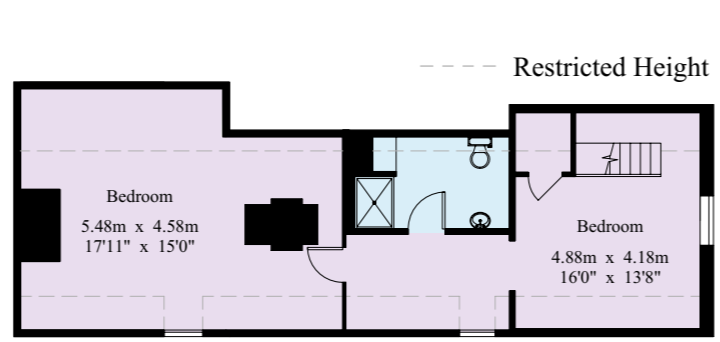
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



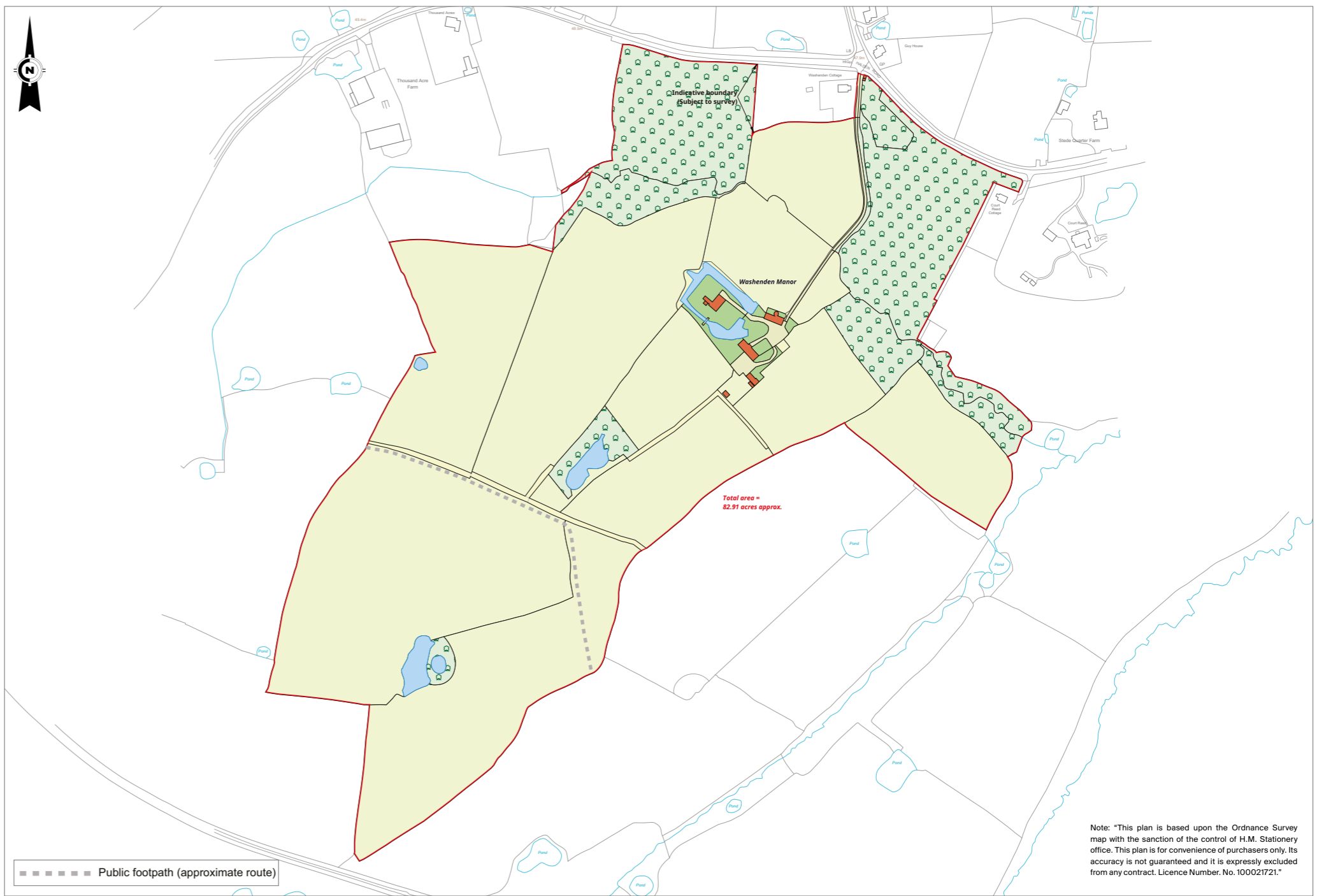
First Floor



Second Floor

--- Restricted Height

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

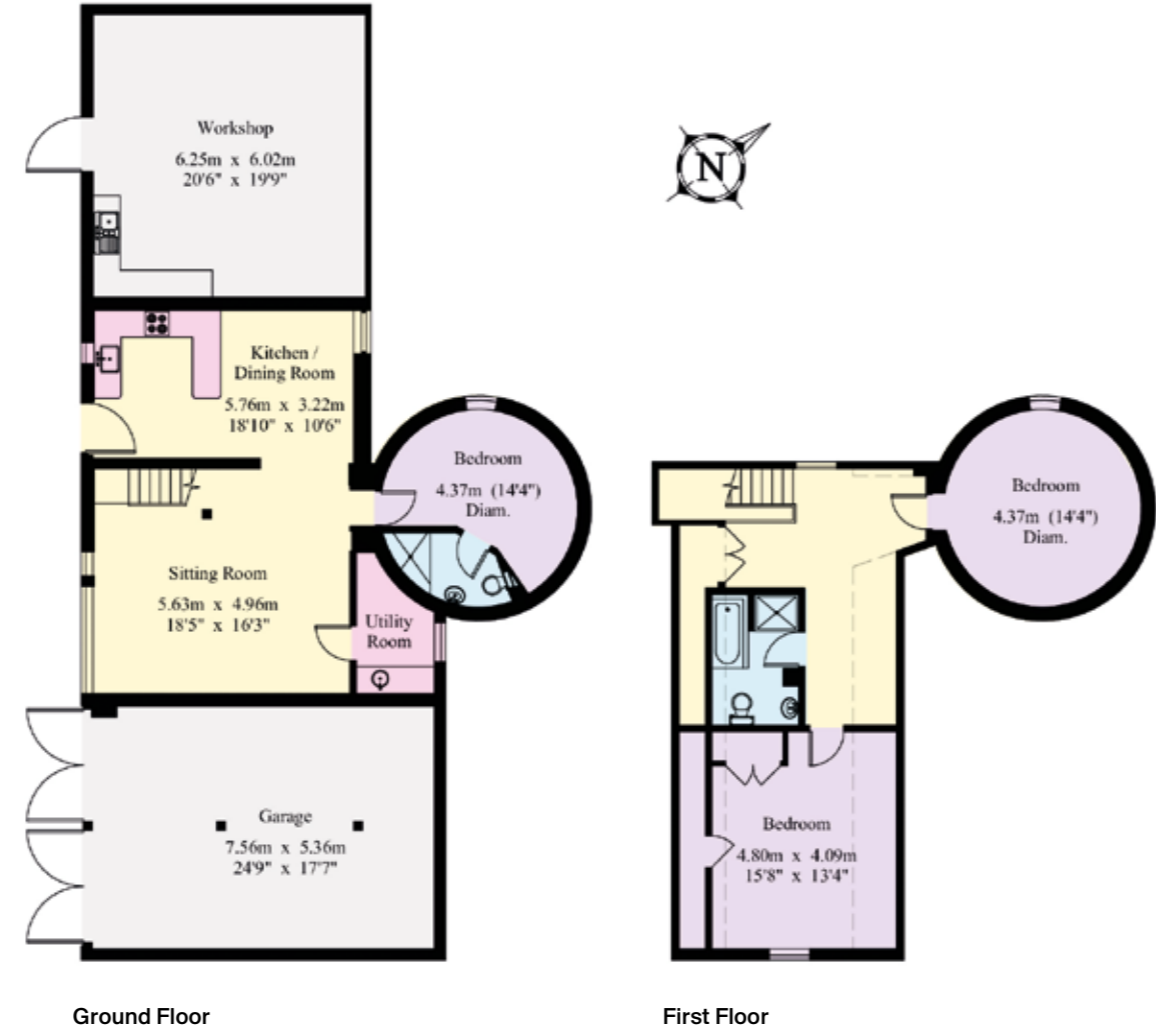




## The Oast

**Approximate Gross Internal Floor Area**  
**219.7 sq.m (2364 sq.ft.)**

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## The Oast

The Oast was originally converted to be used as a holiday let but in recent years has been let out on Assured Shorthold Tenancy terms. Situated just to the east of the Manor and converted to a high specification throughout this now country cottage provides the following accommodation: -

The Front Door leads directly into the Kitchen/Dining Room, with a door leading out onto the Rear Terrace. The property then opens up into the open plan Sitting Room with wood burner and doors to the Utility Room and Bedroom 1 (double), with en suite bathroom situated within the roundel element of the building. Stairs lead up to the First Floor Landing where there are doors to Bedroom two (double) also within the Roundel, Family Bathroom and Bedroom three (double). In addition, there are Airing Cupboards and storage space within the eaves. Outside and attached is a Double Garage as well as a Farm Workshop both occupied in hand by the Vendor. The gross internal area for the Oast is 2,364 sq ft.

## The Kent Barn

Listed in its own right, the Kent Barn at Washenden provides an opportunity to create a fabulous party barn or further dwelling if needed with far reaching views to the rear. The Barn has a gross internal area of 2,213 sq ft and occupies a position in the centre of the property. It is currently used as a general purpose agricultural machinery and implement store for the holding but planning policy could support conversion into ancillary accommodation, residential or commercial, depending on the owners' requirements.



## The Barns & Stables

**Approximate Gross Internal Floor Area**  
**Barn: 205.6 sq.m (2213 sq.ft.)**  
**Stables: 72.8 sq.m (783 sq.ft.)**

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## Outside

The gardens are lawned, matured and bedded to the front, sides and rear with the Moat defining the extent of the residential curtilage. To the rear of the Manor there is Terraced Area along with a landscaped Vegetable Garden with raised beds and greenhouse and Veranda with foot access across the moat to the agricultural land to the south.

## The Land

The pasture land surrounding Washenden Manor extends to a total of 62.67 acres. The land is classified as Grade III on the agricultural land classification plan for England and Wales and is farmed under a grazing license. The current license runs until the 31st March 2025 with a single months' notice after six months of the term if vacant possession is required.

The land has been in an environmental scheme and well managed over the last 15 years and maintained to a high standard. It is currently entered into a Sustainable Farming Incentive Scheme and details of this and the income involved are available on the agents' Data Room.

There is a stable building comprising of 3 Loose Boxes and a Tack Room, set in a small concrete post and rail fenced yard not under the grazing license. The paddocks around the house are outside the farming agreement. In addition, there are 2 Field Shelters for stock or horses.

## Woodland and Ponds

The majority of the woodland at Washenden is situated at the northern end of the property either side of the access drive. The woodland mainly comprises natural broadleaved species including Hornbeam, Silver Birch, Beech with some Oak standards scattered throughout and extends in total to 19.03 acres. The woodland has a carpet of Bluebells in the spring with signs of Wood Anemone and Primrose throughout. A small brook runs from west to east through the centre of the woodland creating yet another feature.

## Services

The property is connected to mains electricity, mains water, with drainage to sewage treatment plants for the Manor and Oast. The Manor and The Oast both have central heating through oil fired boiler systems.

**Please note:** None of these services have been checked or tested.



## Boundaries

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

## Easements, Wayleaves and Rights Of Way

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Please Note: There is a public right of way that runs through the property in the southernmost parcel of agricultural land. A copy of the Public Rights of Way Plan is available on the Data Room.

## Property information

**Tenure:** Freehold

**Local Authority:** Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

**Council Tax:** The Manor – Band G 2023/2024, The Oast – Band F 2023/2024

**EPC Rating:** The Manor – Band G, The Oast – Band B

Copies of the Energy Performance Certificates are available on the Data Room.



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 September 2024. Photographs and videos dated August 2024.

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