



**Fleete House Bethersden Road, Smarden, Kent TN27 8QF**



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### **Guide Price £750,000 No onward chain**

**This charming Grade II Listed home with large gardens and outbuildings, located in a semi-rural position on the outskirts of the picturesque village of Smarden, has masses of character and potential.**

**This beautiful detached 3 bedroom / 3 bathroom period home dates from 1350, and if it wasn't for the fact that it has all the conveniences required for modern living, its unspoilt character, tranquil location and beautiful grounds, could have you fooled into thinking that you're still living in a slower paced bygone era. But never fear, for those who still need to be connected to the 21st Century from time to time, the village of Smarden is a short distance away, as are the thriving towns of Tenterden, Headcorn and Ashford with their extensive local amenities, schools and transport links.**

**Although already sizeable, there is still potential here to reconfigure and extend to the rear, allowing someone to put their own stamp on what is already a very special home (subject of course to any necessary permissions). This property also benefits from a large plot with gardens surrounding the house on all sides, off-street parking for a number of vehicles and useful outbuildings including a double garage and timber summerhouse. Viewing is highly recommended in order to appreciate what this very unique home has to offer.**

- Charming 3 bed / 3 bath detached Grade II Listed period home
- Accommodation of just under 2,500 sq ft in total (including outbuildings)
- Enormous potential / Possibility to extend (subject to planning)
- Large grounds wrapping around house / Gated driveway
- Detached double garage / Large timber summerhouse
- Accessible idyllic semi-rural location on edge of village
- Short drive to Headcorn, Ashford & Cinque Port town of Tenterden
- Close to mainline stations / High speed rail link from Ashford
- Wide choice of good local schools / Ashford Grammars
- NO ONWARD CHAIN



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**SITUATION:** This lovely property is situated along a quiet country lane on the edge of the picturesque village of Smarden, which is a delightful, rural medieval Weaving Village with around 200 buildings of architectural and historical note dating from the 14th Century onwards.

Smarden enjoys a vibrant and active community life with a variety of societies/clubs, as well as traditional village amenities including a Butcher, Post Office, Art Gallery, 3 Public Houses, Primary School, Village Hall and Parish Church. Nearby Tenterden, with its beautiful tree lined avenue and abundance of independent shops, cafes and restaurants is 8 miles distant. For education, there are a wide range of excellent schools including a primary school in the village. It is also in the catchment for the Ashford Grammars.

For travel to London there are regular rail services from Pluckley (4.3 miles), Headcorn (3.6 miles) and Ashford (8.3 miles) offers the high speed service to St Pancras (journey 37 minutes).

This lovely country home, with its extensive grounds and out-buildings, could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy a peaceful and idyllic semi-rural existence while still being close to good local amenities, schools and transport links.

The exterior is completely charming and sits comfortably in its plot and rural context, while the inside retains its original character while still balancing and accommodating the needs of modern living.

**ACCOMMODATION** The heart of this home is the wonderful main reception room with its magnificent inglenook fireplace and wood burning stove. There is also a good size dining room adjacent to the sitting room where you can imagine large family gatherings taking place.

A pretty kitchen / breakfast room at the back of the house has lovely views over the gardens beyond. NB: It may be possible to extend this space and open it up on to the garden. Any changes would of course be subject to the necessary consents.

This property also benefits from a utility cum boot room and well appointed ground floor shower room.

Upstairs, there are three bedrooms, two of which are good size doubles, but it is the principal, with its mezzanine en-suite, built-in storage and impressive vaulted ceiling that really has the "wow" factor.

There is also a separate family bathroom to this floor and a large double aspect landing with brick feature fireplace that is large enough to accommodate a study / reading area.

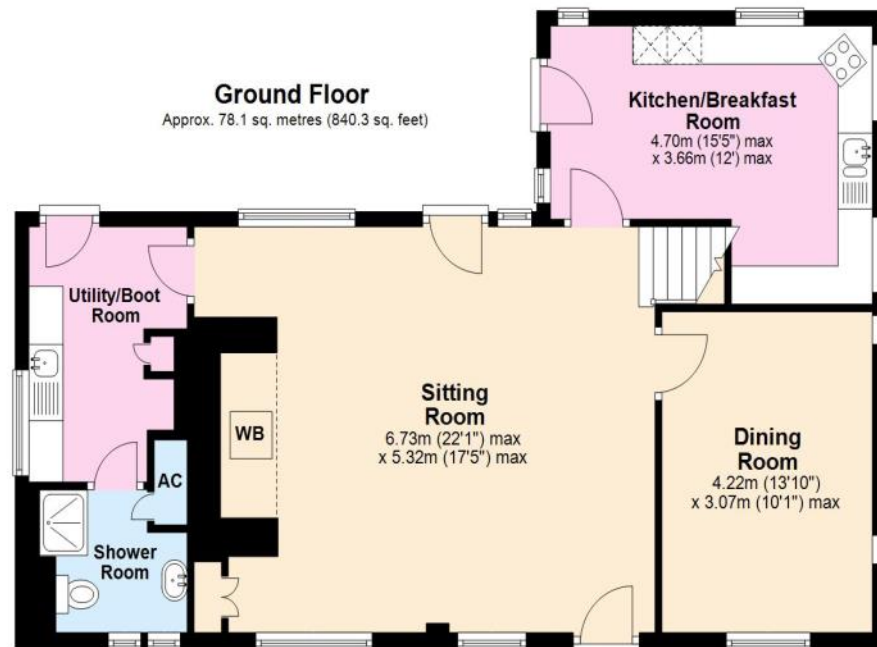
**AGENTS NOTE** Please note that the ceiling heights to the ground floor are under 6 feet in parts.

**OUTSIDE** Positioned at the back of the driveway is a useful double garage. To the rear of the house, a good size summer-house with power supply has its own decked area, which overlooks the plunge pool. A separate shed houses the pool plant.

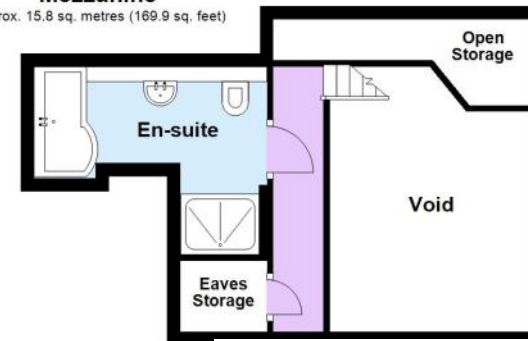
**GARDEN** Fleet House is set back along a quiet country lane, where an electric five-bar gate leads you onto a driveway where there is parking and turning for a number of cars. The lovely grounds, which surround the house, are level and laid mainly to lawn with mature trees and a large pond, which is a haven for wildlife. The whole feel of this most unique house and location is of calm and relaxation, away from the worries of the World.

**SERVICES** Mains water and electricity. Gas central heating. Mains drainage. Superfast Broadband. EPC: Exempt.  
Local Authority: Ashford Borough Council. Council Tax Band: G.  
LOCATION FINDER what3words: ///gets.hillsides.autumn





**Mezzanine**  
Approx. 15.8 sq. metres (169.9 sq. feet)



Total area: approx.  
225.8 sq. metres  
(2430.2 sq. feet)

**Outbuildings**  
Approx. 50.7 sq. metres (546.0 sq. feet)

