

Warner Gray



**Dreenagh Cottage,
Bethersden Road, Smarden, Kent TN27 8QF**

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Guide Price : £650,000

Dreenagh Cottage offers a rare opportunity to embrace a quintessential country lifestyle in a home brimming with history, character, and timeless appeal.

Steeped in history, this enchanting attached Grade II listed 3 / 4 bedroom family home has evolved over centuries with the oldest section believed to date back to the 16th century originally forming part of a medieval hall house.

Internally, the property seamlessly blends historic character with modern comforts with the floorboards, elegant wall panelling, exposed brickwork and beams all contributing to its enduring charm. Having been thoughtfully extended over time, Dreenagh Cottage is now ready for its next chapter offering scope for sensitive enhancement (subject to the necessary consents), providing an ideal opportunity for those seeking a truly special home.

The beautifully established gardens create a sense of privacy and the peaceful atmosphere of a rural retreat. Set well back from the lane, the gardens feature a rich variety of colorful planting together with driveway parking, and useful versatile garden outbuildings, including a large studio / summerhouse.

Perfectly balancing country living with everyday convenience, the property is situated near the thriving, picturesque village of Smarden offering an active community and local amenities, providing a most desirable lifestyle while remaining well-connected to the surrounding area and beyond.

SITUATION Dreenagh Cottage is located on the outskirts of picturesque village of Smarden with its pretty High Street and friendly village community offering good local facilities including a general store with Post Office, butcher, primary school, village hall, cricket/football club, various societies and public houses.

The towns of Tenterden (about 8 miles), Maidstone (about 13 miles) and Ashford (10 miles) offer a more comprehensive range of shops, health and leisure facilities. A variety of educational opportunities exist in the area in both the private and state sector at all levels. For travel to London, there are regular rail services from nearby Pluckley (3 miles), Headcorn (4 miles) and Ashford, which also offers the high-speed service to London St Pancras (a journey of about 40 minutes). It is a highly desirable area for those looking for quintessential English countryside living, steeped in history and surrounded by nature.

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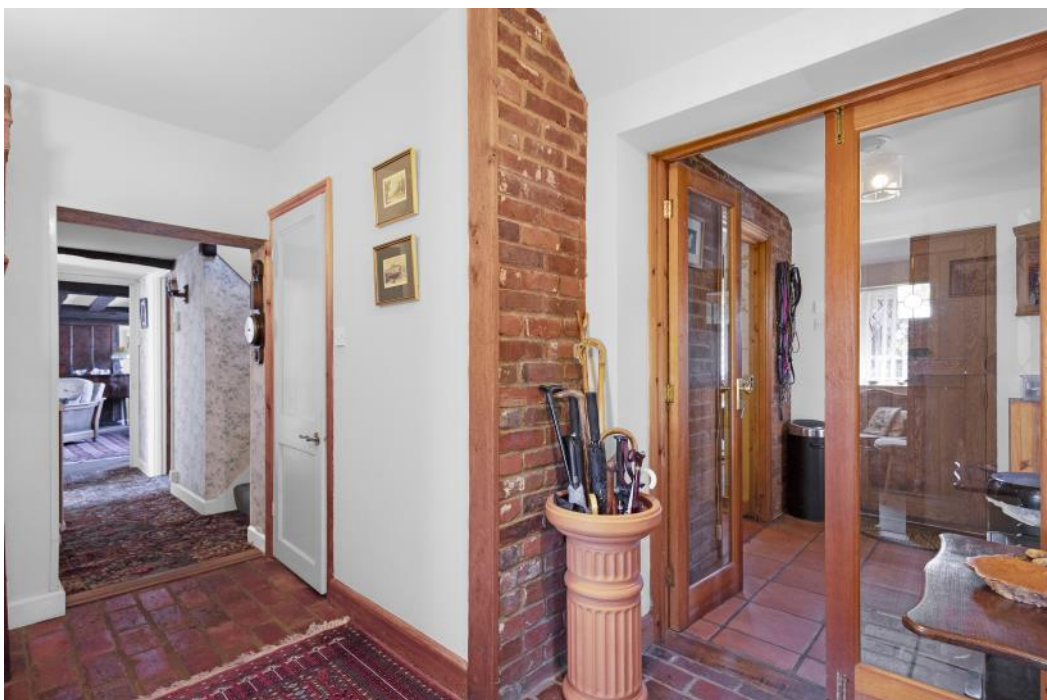


The entrance door opens into a characterful **Hallway** with brick-flooring that provides a welcoming introduction to the home. From here, a staircase rises to the first floor, while doors lead to the reception rooms and a convenient **Shower Room** fitted with a shower, w.c., and wash basin. Both the **Family Room / Bedroom and Study** have views over the delightful front garden; these versatile rooms offer excellent flexibility to suit individual requirements and could easily serve as an additional bedroom, ideally positioned steps from the ground-floor shower room.

The home continues to impress with a wonderful, double-aspect **Sitting Room** featuring leaded-light-style windows that look out over the front garden and the rear terrace. Ceiling beams and the notable wall panelling enhance the room's warmth and charm. An attractive fireplace, complete with a classic mantelpiece and a gas fire, serves as a perfect focal point for the room, ideal for family gatherings and cosy winter evenings.

The open-plan **Kitchen / Breakfast Room** has a wonderfully traditional country feel, acting as the natural heart of the home where day-to-day life gravitates. It is easy to imagine the day starting here with morning coffee around the table. The kitchen is fitted with tiled worktops, base cupboards, drawers, larder storage, and shelving. Space for an electric cooker. Integrated appliances include a fridge and dishwasher, with space for further utilities, while an oil-fired Rayburn serves as a classic centerpiece for cooking. A wall-mounted gas boiler is also located here. An ideal room for both everyday cooking and socialising with windows overlooking the rear terrace and garden.

The exceptional **Dining Room** delivers a 'wow' factor, flooded with natural light, its French doors and tall windows perfectly frame views across the terrace and the gardens beyond. Crisp white walls and a striking vaulted ceiling enhance the sense of space, creating a great setting for dining and entertaining guests.



The adjacent **Rear Lobby** is a highly practical space, taking care of coats, hats and boots. A traditional stable door opens directly from here onto the rear terrace and garden with glazed double doors leading to the entrance hall.

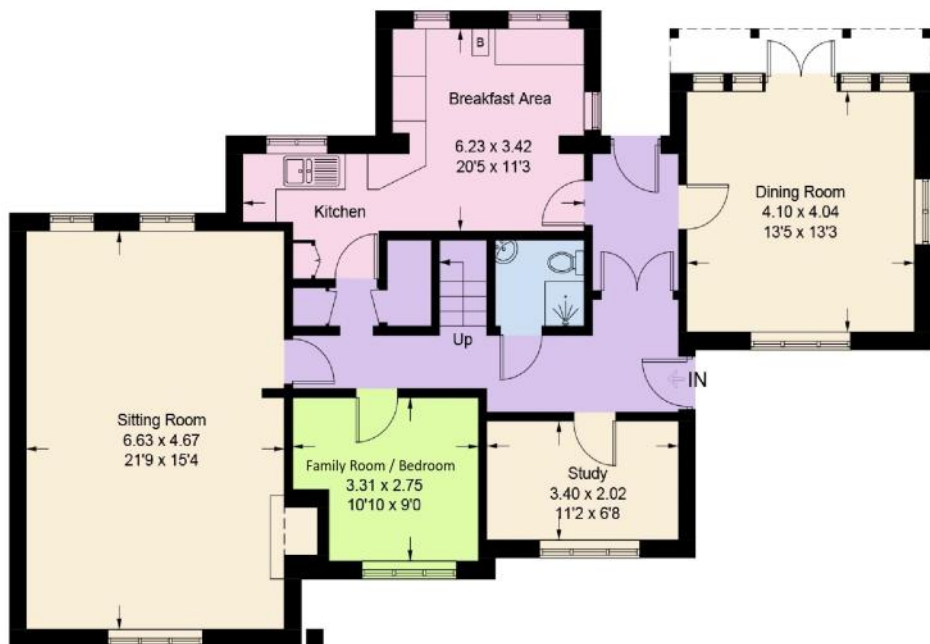
The **First Floor Landing** has a hatch to roof space and doors to the bedrooms and bathroom. **Bedroom One** is an impressive double bedroom overlooking the front garden, boasting a feature brick fireplace and chimney breast, and fitted mirrored wardrobes that provide good storage. **Bedroom Two** is another spacious double room with a rear-facing window, vanity unit with wash basin and a generous walk-in wardrobe cupboard. **Bedroom Three** (sloping ceiling) also enjoys views over the front garden. Completing the first-floor accommodation is a **Family Bathroom** fitted with a classic white suite.

Outside Standing back from the lane, a long driveway provides off-road parking with a practical garden store, while the front garden with its manicured lawn, vibrant rose beds, and mature hedging creates an immediate sanctuary of privacy and greenery.

The rear of the property is dedicated to outdoor living. Generous paved terraces serve as the ideal setting for alfresco dining, summer barbecues and drinks with family and friends, all set against a backdrop of the garden. In addition, there are useful garden stores and a large summerhouse / studio complete with power and lighting, provides exceptional flexibility for hobbies, working from home, artists / workshop or a range of lifestyle uses. Overall, the garden offers a blend of functionality and lifestyle appeal, creating an inviting outdoor space to be enjoyed in every season.

Services : Mains water, electricity, gas and drainage. **Local Authority** : Ashford Borough Council

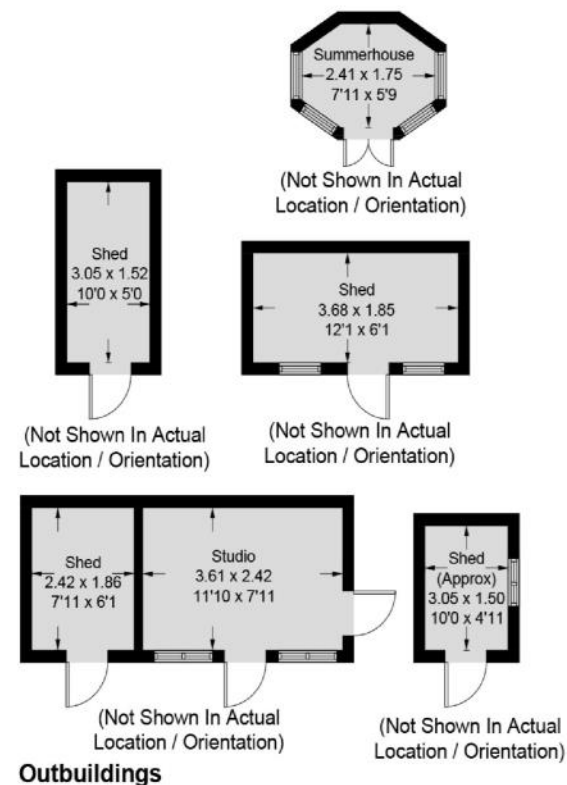




Ground Floor - 104.3 sq m / 1123 sq ft



First Floor - 51.5 sq m / 554 sq ft



Outbuildings

Approximate Gross Internal Area = 155.8 sq m / 1677 sq ft
 Outbuildings = 31.6 sq m / 340 sq ft
 Total = 187.4 sq m / 2017 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1307457)

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