



Sycamore House,
Church Road, Warehorne, Kent TN26 2LP

Sycamore House, Church Road, Warehorne, Kent TN26 2LP Offers in excess of £1,300,000

This beautiful 4 double bedroom unlisted detached period home, set in a most tranquil and picturesque location in the heart of the pretty village of Warehorne, is the epitome of idyllic English country living and offers someone the chance to purchase a very special home.

Located approximately 7 miles in opposite directions from the towns of Tenterden and Ashford, this home would be ideal for anyone wishing to live the good life, whilst needing to work at home or wanting to be close to good local amenities, schools and transport systems.

Built in the 1860's with later additions, the house is truly charming, providing just over 2,800 sq ft of versatile living space that would suit any number of different buyers. But it is not just the stylish interiors that take your breath away. A great deal of love, care and attention has also been given to creating the wonderful gardens that envelop the house, which are perfectly in keeping with its period and character. Viewing is highly recommended.

- Elegant detached unlisted period country home
- Beautifully presented very stylish interiors
- Versatile accommodation of circa 2,800 square feet
- 4 double bedrooms / 3 bathrooms over 3 floors
- Established gardens of circa 0.5 acre (unmeasured)
- Sweeping driveway providing plentiful parking
 - Tenterden & Ashford towns 7 miles distant
- High speed rail link, Ashford International-London St Pancras 36 minutes
 - Tranquil location in a conservation area away from main roads
 - Many good countryside walks on doorstep

SITUATION: Sycamore House is located in the heart of the picturesque village of Warehorne next to the pretty village green and opposite the beautiful 13th Century Parish Church. The Woolpack Inn, a renowned local gastro pub, is just a short stroll away and along the lane is the active village hall. More comprehensive retail and recreational amenities can be found in nearby Appledore and Hamstreet and the towns of Tenterden and Ashford, both 7 miles distant. There is a good choice of schools in both the state and private sectors and this property also comes within the catchment for the Ashford Grammars. Those who have dogs or enjoy walking can take advantage of the miles of footpaths that are on the doorstep, taking you across wonderful countryside and along the famous Military Canal. For travel to London, there are regular rail services from nearby Hamstreet and Ashford International (a 14 minute drive) which has the high speed rail link to St Pancras.

www.warnergray.co.uk email : info@warnergray.co.uk Tel: 01580 766044



The accommodation comprises the following with approximate dimensions : **ENTRANCE PORCH** A useful area for storing logs and boots. Slate tiled floor. Door into a welcoming part panelled **ENTRANCE HALL** 14' 0" x 6' 0 max" Slate tiled floor. Stairs to first floor. Under stairs cupboard.

SITTING ROOM 20' 1" x 13' 11 max " This lovely room with its wood parquet floor and feature fireplace is currently set up as a sitting room, but would work equally well as a formal dining room or home office / library. Built-in shelves either side of French doors at the end of the room make a lovely feature.

DRAWING ROOM 19' 9" x 14' 1 max" This elegant room with its grand marble fireplace and wood stove exudes warmth, making it the perfect for cosy nights by the fire. Open to study area at one end.

STUDY AREA 9' 1" x 7' 11 max " French doors from this area open out onto the patio and garden. Built-in shelving and storage.

KITCHEN 28' 10" x 10' 0 max" With its beautiful handmade bespoke Edwin Loxley shaker-style country kitchen and views through to the orangery and over the garden, this room is truly the heart of this home. The kitchen has a range of painted wooden base units, drawers and cupboards with Corian worktops and inset one and a half bowl sink. Two oven Rayburn oven (oil). Integrated wine cooler. Italian tiled floor. Step down to orangery.

ORANGERY 18' 2" x 14' 2 max". This light, bright room with its spacious proportions and triple aspect views of the garden is ideal for modern family living and entertaining. A majestic Venetian crystal chandelier graces this space (subject to negotiation). French doors to the rear open onto the patio beyond. Italian tiled floor.

LOBBY / CLOAKROOM A useful back lobby, ideal for coats and boots gives access to the back terraces. Cloakroom comprises wash basin and w.c. Door to **UTILITY ROOM** 10' 0" x 8' 2 max" A useful room with built-in storage, double butler sink and space for dogs to sleep. Installed commercial grade washing machine and tumble dryer.

FIRST FLOOR LANDING Stairs from the ground floor lead to a landing that has an elegant feel. A window seat to the front makes a pretty focal point and a lovely place to sit.

PRINCIPAL BEDROOM / EN-SUITE 20' 0" x 14' 1 max". This beautiful, light room, with its wonderful views of the church, high end en-suite and bespoke Smallbone built-in storage, has a luxurious feel.

EN-SUITE BATHROOM comprises free standing claw foot bath; vanity unit with stone basin; bidet; w.c. and HTR.

BEDROOM 2 / EN-SUITE 19' 10" x 14' 1 max" A spacious, bright double bedroom with Victorian feature fireplace.

EN-SUITE SHOWER ROOM walk-in shower; vanity unit with basin; w.c. and htr.

BEDROOM 3 11' 0" x 10' 0 max. A double bedroom with built-in sliderobe.

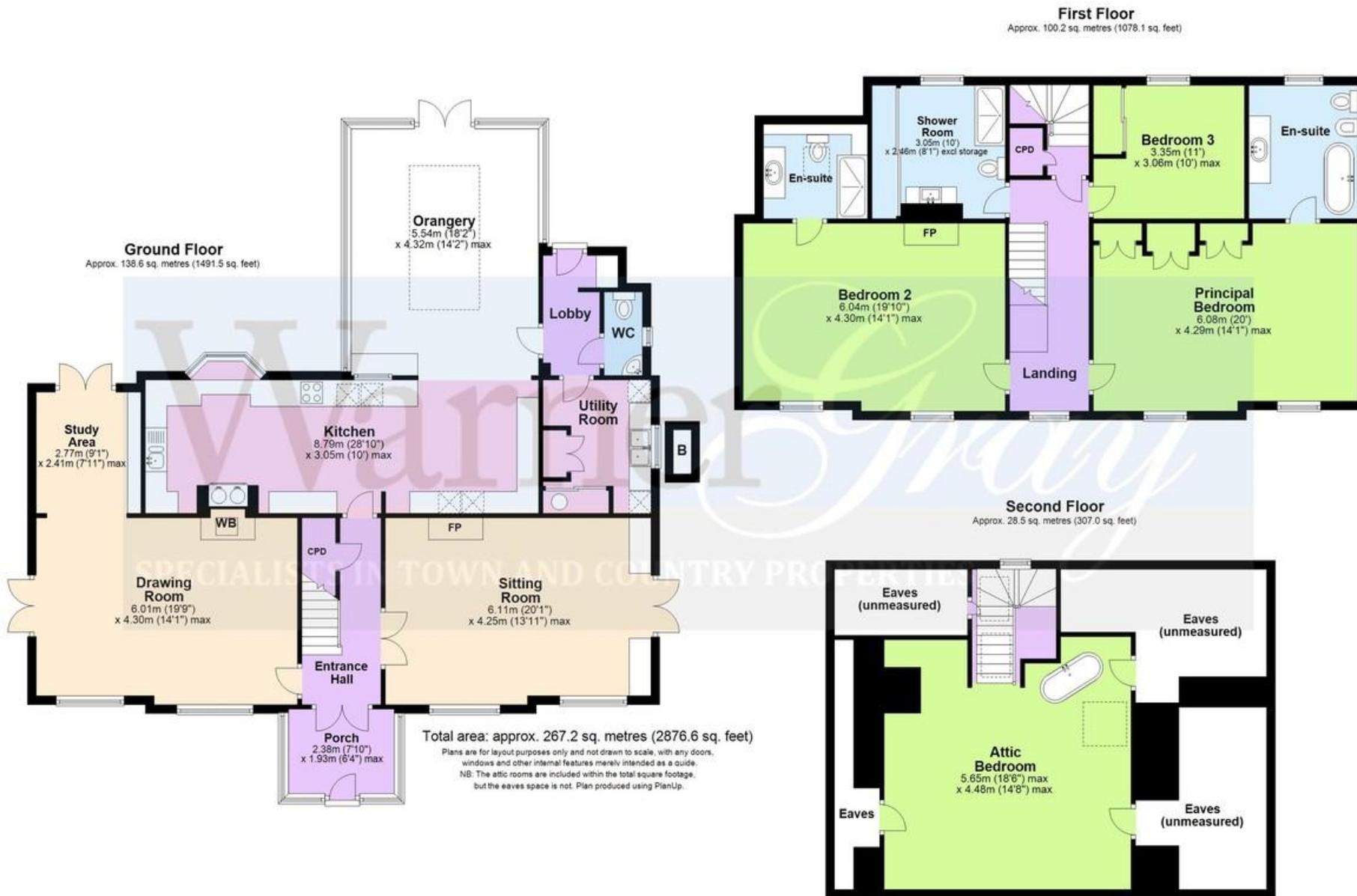
SHOWER ROOM A high end shower room comprising walk-in shower, vanity unit with basin, w.c. and extensive built-in sliderobe storage. Window giving glorious views over the rear garden.

ATTIC BEDROOM 18' 6" x 14' 8 max " A large, light space, currently set up as a twin bedroom. Free standing bath. Wood parquet floor. Access to eaves storage (unmeasured). NB: Some restricted head height to this floor.

OUTSIDE A sweeping driveway leads to the front of the property where there is parking and turning for several cars. Two terraces at the front of the house make lovely sunny spots to sit and have your morning coffee. There is also a large grass area at the front which would provide room for a garage if desired, subject of course to the necessary permissions. To the rear of the house, the beautiful mature garden provides an oasis of calm and relaxation and is completely in keeping with the character of the property. A patio at the back makes an ideal setting for al fresco dining and if the sun is too hot, there is a covered open summerhouse (12'5 x 8'6), ideal for summer entertaining. A timber outbuilding (17'4 x 9'10) at the bottom of the garden, currently used for storage would also make an ideal office or play room.

SERVICES Mains water, electricity and drainage. Oil fired central heating. EPC: D. Local Authority: Ashford Borough Council. Council Tax Band : G **LOCATION FINDER** What3words: images.ooze.dude EPC: D





All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WamerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WamerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



