



**Gillets Farmhouse,
Water Lane, Smarden, Kent TN27 8QB**

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Guide Price : £1,150,000 – £1,250,000

Located in a tucked away, very private location in the centre of the picturesque village of Smarden, this wonderful 4 double bedroom home, set within stunning gardens, offers everything you can imagine from a truly semi-rural retreat, and yet is conveniently positioned close to good local amenities, schools and transport systems.

Originally a brewery to the popular Chequers Inn, this unique property, which has been sympathetically renovated and beautifully maintained by the current owners, can now only be described as the epitome of a quintessentially charming Kentish period home. Similarly, the extensive mature gardens have been lovingly planted and tended, the result of which is a very special home where the house and gardens are in perfect harmony.

Located in a set back position along a quiet lane that you could easily miss if you didn't know it was there, this property also benefits from a double garage and drive providing off-street parking for several cars.

- Beautifully maintained unlisted village house
- Charming period features throughout and stunning mature gardens
 - Double garage / driveway for off-street parking
 - Tucked away location along a country lane
- Walking distance of village centre / local amenities
 - Good countryside walks on doorstep
- Wide choice of good local schools including Grammars
- High speed rail link at Ashford / mainline station at Headcorn

SITUATION: Smarden is a beautiful, historic Kentish village surrounded by glorious open countryside, with a picturesque High Street. There is a friendly village community and good local facilities including a general community store with Post Office, butcher, primary school, village hall, cricket/football club, history society, flourishing gardener's society and three public houses. More comprehensive leisure and recreational amenities may be found in Headcorn, Tenterden and Ashford.

For educational needs, there is a good choice in both the state and private sectors (including several grammar schools) in the surrounding areas, with a very well-regarded primary school in the village. For travel to London there are regular rail services from nearby Headcorn (a journey time of approximately 1 hour) and also Ashford with it's high-speed service to St Pancras (journey time 37 minutes).

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The accommodation comprises the following with approximate dimensions : **PORCH** The front door opens into a useful enclosed porch. Built-in cupboard for cloaks.

ENTRANCE HALL From the porch, a door takes you into a welcoming hallway which forms the centre of this home.

KITCHEN / BREAKFAST ROOM 14' 1" x 10' 8 max". This room, with its lovely country kitchen, breakfast area and views over the garden, is both a functional space as well as a beautiful one. The kitchen has a range of cream shaker style units, drawers and cupboards with varnished Oak woodblock worktops and Butler sink. Built-in NEFF electric double oven with gas hob and extractor above. Integrated dishwasher and fridge / freezer.

UTILITY ROOM This is spacious enough to accommodate additional storage as well as boots, cloaks and dogs if need be. Worktop with stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine and drier. Boiler. External door to side of house.

CLOAKROOM Comprises wash hand basin and low level w.c.

DINING ROOM 11' 6" x 8' 10" This attractive room, which is cleverly divided by beams from the hallway at one end, is currently used as a formal dining room.

SITTING ROOM 21' 3" x 15' 5 max" This spacious triple aspect room has a welcoming, warm feel. A large brick built fireplace with wood burner provides a cosy focal point. Patio doors to the rear offer lovely views of the garden and open up onto a pretty patio area, ideal for evening G and T's! Staircase to first floor.

FIRST FLOOR LANDING Stairs lead to a long first floor landing. Airing cupboard and additional storage cupboard. Windows to the rear give wonderful views over Town Pond.

PRINCIPAL BEDROOM SUITE 24' 0" x 11' 1 (including en-suite)" The spacious and very calming principal bedroom is somewhere to relax at the end of a long day. Large, fitted wardrobe. Windows to two sides overlooking garden. **EN-SUITE BATHROOM:** A good size traditional style bathroom with white suite comprising tongue and groove panelled bath; pedestal wash hand basin and low level w.c. Room for free standing furniture.

BEDROOM 2 12' 11" x 10' 6 max" A spacious double bedroom with window overlooking garden.

BEDROOM 3 13' 0" x 9' 0 max" A good size double with window to front giving views over the garden..

BEDROOM 4 12' 0" x 7' 11" A pretty double bedroom with an attractive vaulted ceiling and views of garden.

FAMILY BATHROOM A beautiful traditional style bathroom comprising: free standing claw footed bath; pedestal wash hand basin; separate shower cubicle; low level w.c and heated towel rail.

OUTSIDE Set well back in a very private position, Gillets Farmhouse is approached over a shared lane and has a gated driveway to the front with plentiful parking and turning in front of a brick built cart lodge style double garage with power, light and water connected.

The magical garden which surrounds the house on two sides is a complete delight and has been part of the Village Open Garden days on a few occasions and has featured on BBC Radio Kent's gardening programme. With its mature landscaped planting and many hidden areas to enjoy and explore, this garden just keeps giving. There are several different places to sit and enjoy the views and wildlife, including a paved patio at the side of the house which makes the perfect setting for al fresco dining.

Agents note: The shared lane is owned by a neighbouring property, but the occupants of Gillets Farmhouse have a right of access over it at all times.

SERVICES Mains water, electricity and drainage. Gas central heating. EPC Rating: E. Local Authority: Ashford Borough Council. Council Tax Band: G



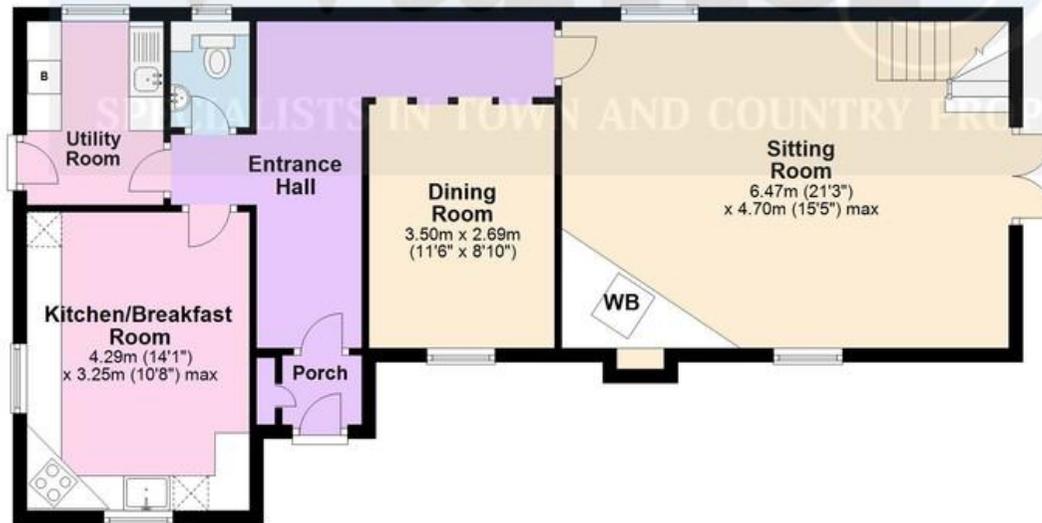
First Floor

Approx. 79.5 sq. metres (855.8 sq. feet)



Ground Floor

Approx. 76.5 sq. metres (823.4 sq. feet)



Double Garage

Approx. 27.9 sq. metres (299.9 sq. feet)



Total area: approx. 183.9 sq. metres (1979.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray. Plan produced using PlanUp.



