

WEAVERS COT

BIDDENDEN, KENT



savills

WEAVERS COT

COT LANE, BIDDENDEN, KENT TN27 8JB

AN EXCEPTIONAL GRADE II* LISTED COUNTRY HOUSE SET IN GLORIOUS LANDSCAPED GARDENS AND GROUNDS

In Total Approximately 3.7 Acres

Ground Floor

- Reception Hall • Drawing Room • Morning Room • Dining Room
- Study • Kitchen/Breakfast Room • Utility Room • Cloakroom

First and Second Floors

- 8 Double Bedrooms • 3 Bath/Shower Rooms (1 En Suite)
- Playroom • Extensive Attic Storage

Gardens, Grounds and Outbuildings

- Beautifully Landscaped Gardens • Walled Garden
 - 2 Large Ponds • Studio with Kitchenette & Shower Room
 - Store Room • Secure Double Garage
 - Substantial Outbuilding incorporating: Potting Room, Machinery Store/Workshop and Loft Storage, Period-Style Glasshouse
- Cranbrook School Catchment Area (2019)

DESCRIPTION

Weavers Cot is a stunning Grade II* listed timber framed L shaped house of excellent proportions, the principal part being the east to west portion which is understood to date from the early 16th century, circa 1535, with the south wing being a later addition. Situated on the edge of the sought after village of Biddenden, this most impressive home of historic note provides extensive and well presented family accommodation amounting to in excess of 5,100 sq ft.

Of particular note are the glorious gardens and grounds that surround the house, having been maintained and added to by the current owners.





FURTHER POINTS OF NOTE INCLUDE;

- A wealth of exposed oak timbers and beams, leaded light casement and mullion windows with oak frames, sills and ornate fittings, good ceiling heights to the majority of rooms, wide (oak and elm) floorboards, impressive fireplaces, two with wood burning stoves.
- Beautiful, interconnecting reception rooms comprise drawing and dining rooms which both enjoy a dual aspect and views over the southerly terrace and gardens beyond and a superb light and airy morning room, with chamfered beams and vistas to three aspects.
- In addition there is a study which could be utilised as a further reception room if required.
- The kitchen/breakfast room is equipped with a range of cupboards and a 4 oven Aga with Aga companion. There is space for various freestanding appliances. A rear lobby/boot room links through to the utility room, where there is further storage, space for various white goods and a lift (340kg) to bedroom 7 on the first floor.
- A wide oak 16th century staircase leads up to the first floor landing. Over this floor there are seven double bedrooms which are served by three bath/shower rooms, the elegant principal bedroom enjoying en suite shower facilities and lovely outlook over the gardens.
- A further staircase leads up to the second floor where there is a play/store room and a further bedroom. Access can be gained to a loft/attic storage space spanning the width of the house and ideal for a storage purposes.

GARDENS & GROUNDS

- Weavers Cot is set off by its beautifully landscaped gardens and grounds which extend to just over 3.5 acres. A yorkstone terrace lies to the south, partially bordered by topiary yew trees. Expansive, manicured lawns are interspersed by herbaceous beds planted with collections of perennials including peonies, delphiniums and lupins. A natural pond surrounded by ancient oak, chestnut, and specimen trees provides a haven for flora and fauna.
- The walled garden was constructed several decades ago using handmade bricks to create a highly individual 'crinkle-crinkle' curved wall, the elevations of which are enhanced with varieties of fruit trees including figs, apricots and sweet and sour cherries.
- There is an electronically controlled irrigation system, supported by a large subterranean cistern.
- Within the gardens there is a period-style glasshouse and in keeping with the main house there are a range of attractive timber framed outbuildings including potting and machinery sheds/workshop with WC, a secure barn/wine store, a studio with separate shower room and kitchenette and a detached garage, all of which have been built to an extremely high standard.

Services: Oil fired central heating via radiators. Mains water, electricity and drainage.

Local Authority: Ashford Borough Council – 01233 331111.
Tax band 'G'

SITUATION

Weavers Cot lies about 0.6 of a mile to the north of the pretty Kentish village of Biddenden, where there are a variety of amenities, including a Michelin star restaurant, Post Office, grocery shop, tea rooms and hairdresser.

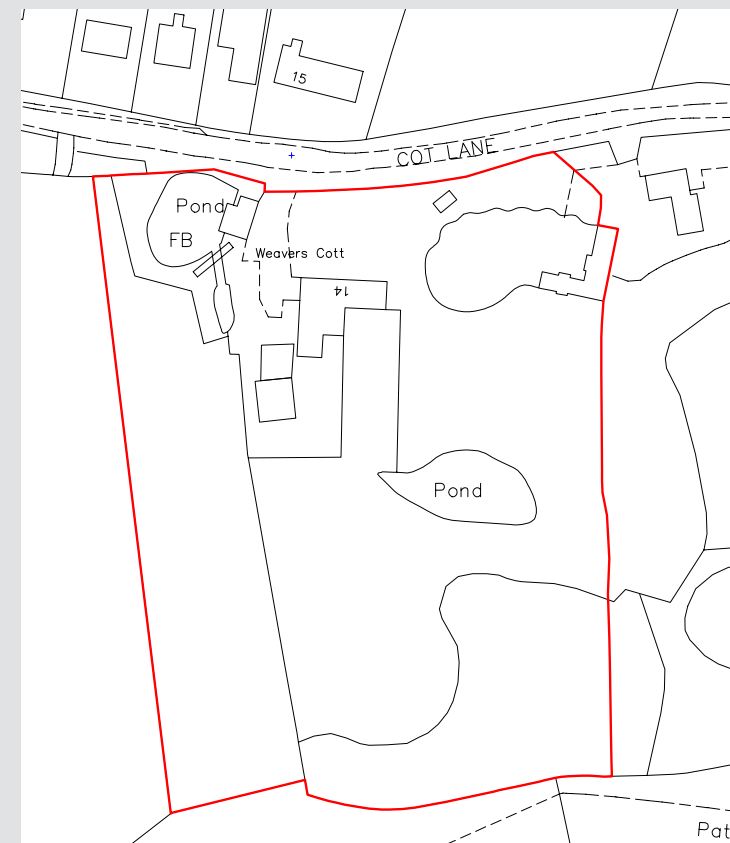
Comprehensive shopping: More extensive shopping can be found in Cranbrook, Tenterden, Ashford and Tunbridge Wells with excellent shopping, restaurants, boutiques, cinema and leisure bowling complex.

Mainline Rail Services: Fast and frequent services run to London Bridge, Waterloo East and Charing Cross from Headcorn or Staplehurst stations. There is a high speed train service from Ashford to London St Pancras in about 37 minutes.

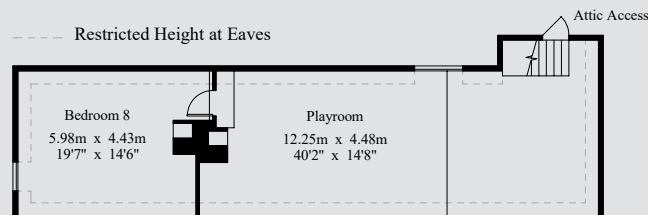
Education: Weavers Cot falls within the Cranbrook School catchment area (2019). There are an excellent range of schools in the area in both the state and private sectors at primary and secondary levels.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8, providing links to Gatwick and Heathrow airports and other motorways.

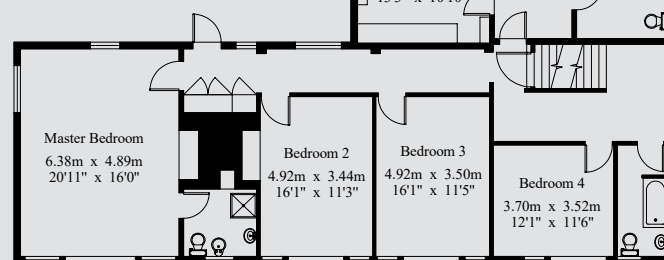
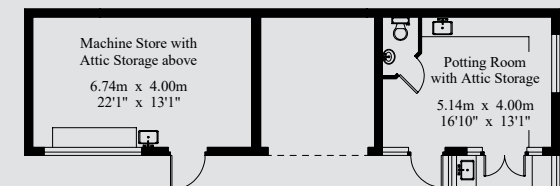
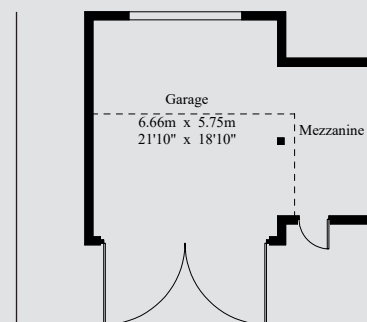
Directions: From Biddenden take the A274 towards Headcorn. Once just out of the village itself, turn right onto Cot Lane. Continue for a short distance and Weavers Cot will be found on the right hand side.



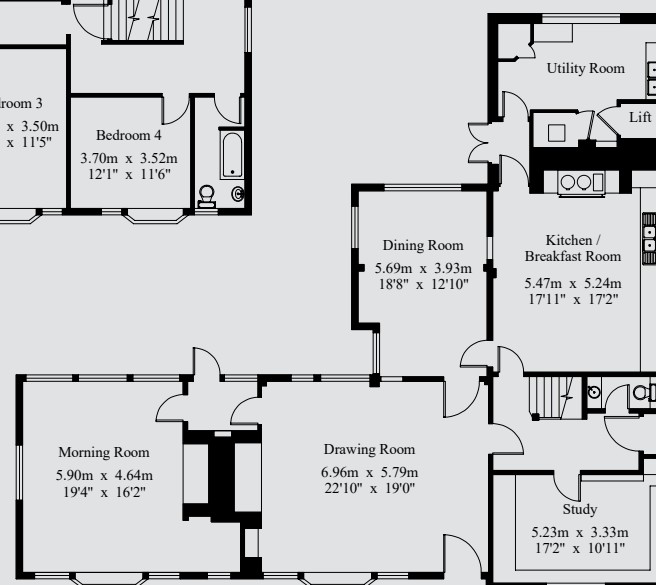




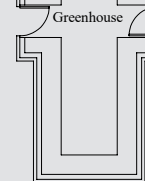
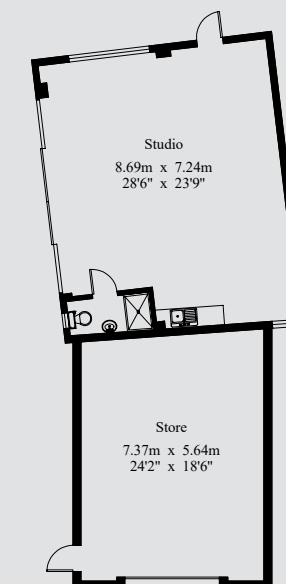
Second Floor



First Floor



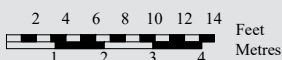
Ground Floor



Weavers Cot, Biddenden

House - Gross Internal Area : 478.3 sq.m (5148 sq.ft.)
Studio - Gross Internal Area : 103.7 sq.m (1116 sq.ft.)
Garage - Gross Internal Area : 52.0 sq.m (559 sq.ft.)
Garden Stores - Gross Internal Area : 95.6 sq.m (1029 sq.ft.)

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VIEWING

Strictly by appointment with Savills on 01580 720161.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

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