



An outstanding Grade II* listed town house

East Hill House, 3 East Hill, Tenterden, Kent TN30 6RL

Freehold





Reception Hall • Drawing Room • Dining Room • Sitting Room • Conservatory • Kitchen • Breakfast Room • Boot/Utility Room • Shower Room • Two Room Cellar • Generous First Floor Landing with Seating Area • Eight Bedrooms • Three Bath/Shower Rooms • Sitting Room/Study • Utility Room

Garden & Outbuildings

Walled Garden • Potting Shed • Workshop • Greenhouse • Garaging and Off Road Parking

Description

East Hill House is an outstanding Grade II* listed town house of superb proportions, which is believed to date from the 18th century. Now coming to the market for the first time in almost 20 years, this wonderful family home with attractive walled garden, detached garaging and period outbuilding is in need of some sympathetic refurbishment and updating.

This impressive property with mathematical tiled facade, is approached via stone steps leading up to generous double doors. The extremely versatile internal accommodation amounts to over 5,500 sq ft including a two room cellar. A variety of period features remain including high ceilings to the reception rooms and bedrooms, exposed pine and parquet flooring, period radiators, painted panelled doors with brass door furniture and sash windows.

Off the attractive reception hall are three reception rooms of good proportions, two featuring open fireplaces, with the formal dining and drawing rooms

enjoying a southerly aspect. The Amdega conservatory has an outlook over the garden and access via two sets of French doors.

Further ground floor accommodation includes the kitchen with various integral appliances, a breakfast room, a shower room and rear hall giving access to a boot/utility room.

A wide staircase leads from the reception hall to the excellent light and airy first floor landing with seating area and elegant Venetian window. Located over the first and second floors are eight bedrooms, three bath/shower rooms, a sitting room/study and a utility room. The second floor is very flexible and could be utilised as a self-contained apartment.

To the west of the house there is parking for several cars and a detached double garage. Gates open to the walled garden where there is a period outbuilding with potting shed, workshop and greenhouse. The garden is laid to lawn with mature shrubs and trees including beech and maple.



Directions

From our office in Cranbrook proceed in an easterly direction, down the High Street to The Hill at St David's Bridge. Travel towards Golford and continue straight for about 7 miles. At the T junction turn left onto the A28 and continue into the centre of Tenterden. Turn right onto the B2067 and follow the road round to East Hill, where East Hill House will be found on the left hand side.

Situation

Shopping: Tenterden provides an excellent range of local shopping and leisure facilities. Further shopping and other facilities are to be found in Cranbrook, Tunbridge Wells and Ashford.

Education

There is a good selection of schools in the area in both the state and private sectors catering for children of all ages.

Mainline rail services

Fast and frequent services run from Headcorn to London Bridge, Waterloo East, Charing Cross and Cannon Street. There is a high speed train from Ashford to St Pancras in about 37 minutes, Ashford International also provides direct services to the Continent.

Services

Gas fired central heating via radiators. Mains water, electricity and drainage.

Outgoings

Ashford Borough Council - Tax band G

Viewing

Strictly by appointment with Savills.





East Hill House, Tenterden

Gross internal area (approx) 474.9 sq m/5111 sq ft

Cellar 55.2 sq m/594 sq ft

Outbuilding 26.2 sq m/282 sq ft

Garage 19.9 sq m/214 sq ft

Total 576.2 sq m/6201 sq ft



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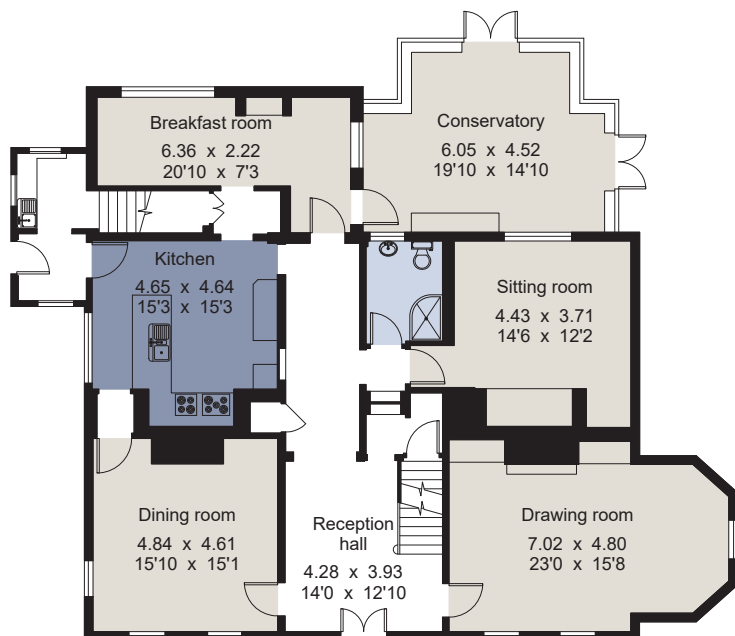
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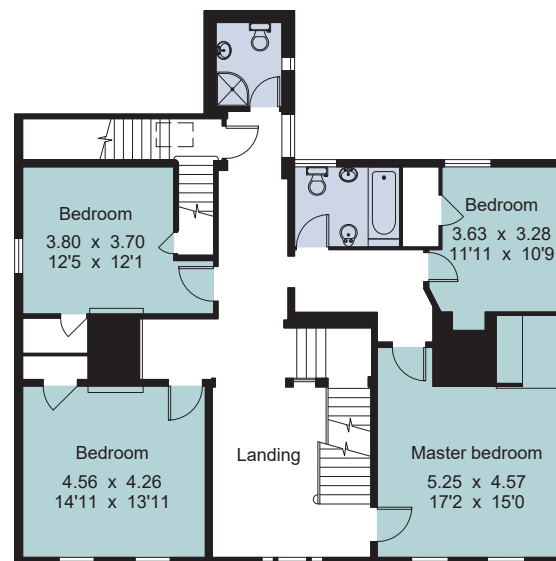
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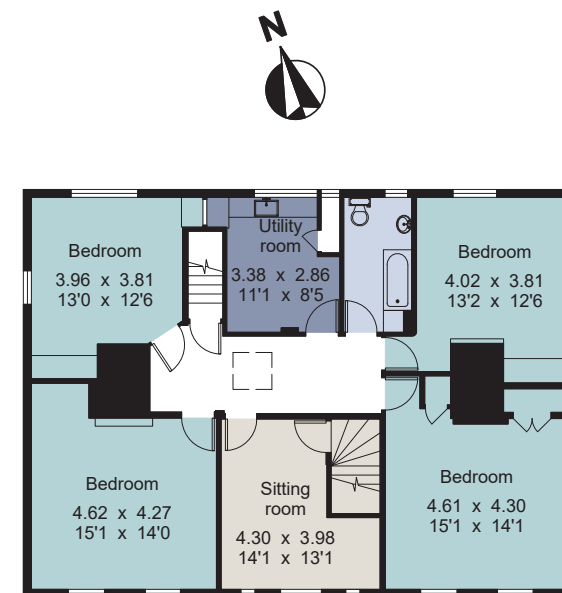
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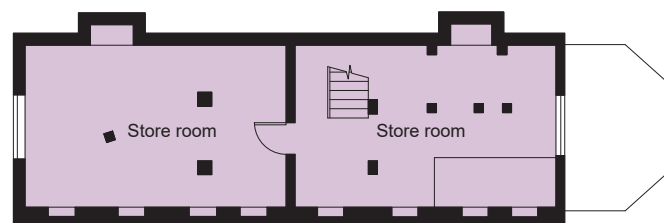
Ground floor



First floor



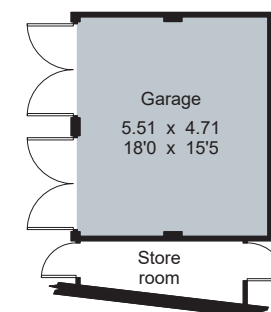
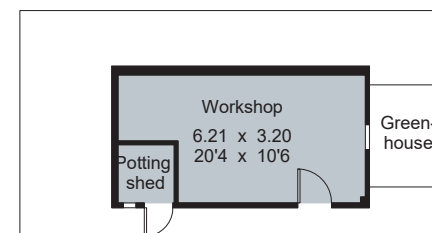
Second floor



Cellar

For identification only - Not to scale

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