

BERENDEN PARK



HIGH HALDEN • KENT



BERENDEN PARK

ASHFORD ROAD • HIGH HALDEN

KENT • TN26 3LJ

*AN EXCEPTIONAL COUNTRY RESIDENCE WITH DETACHED LODGE,
RECREATIONAL AND EQUESTRIAN FACILITIES
ALL SURROUNDED BY LANDSCAPED GARDENS AND GROUNDS
EXTENDING TO ABOUT 55 ACRES*

In Total About 55 Acres

Main House

Reception Hall, Drawing/Dining Room, Study
Kitchen/Breakfast/Family Room, Utility Room, Boot Room, Cloakroom, Boiler Room

Principal Bedroom Suite with Bathroom & Dressing Room
4 Further Double Bedrooms, 3 En Suite Shower Rooms

Berenden Park Lodge & Indoor Pool Complex

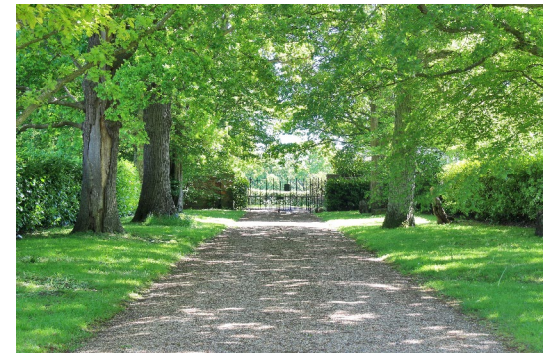
Hall, Sitting Room, Conservatory, Kitchen/Dining Room, Utility Room, Cloakroom
Bedroom Suite with Bath and Shower Facilities
32 ft Games Room, Superb Indoor Pool Complex with Shower, Cloakroom and Pump Room

Gardens, Grounds & Outbuildings

Landscaped Gardens, Courtyard and Grounds, Ponds, Fields
Extensive Garaging, Substantial Storage/Office Outbuilding

Equestrian Facilities

Stable Block with Three Stables, Hay Store, Tack Room, All Weather Manege



Savills Cranbrook
53/55 High Street
Cranbrook TN17 3EE
01580 720 161

London Office
33 St Margarets Street
London W1G 0JD
0207 409 5945

savills.co.uk

Your attention is drawn to the Important Notice on the last page of the text.

DESCRIPTION

Berenden Park is a most impressive country property, approached via a long driveway and nestling amidst expansive lawned gardens and grounds whilst enjoying far reaching views over its own land which extends to in excess of 55 acres. The principal house and lodge are beautifully constructed in the period style, immaculately presented and finished to a superb specification. Of particular note are the excellent recreational facilities including an indoor pool complex, a 32 ft recreation room and the equestrian facilities which are located a short distance from the house.

- The beautifully proportioned main house features quality oak joinery including a wonderful solid front door, polished limestone flooring, Cat 5 wiring, Lutron lighting and air conditioning systems, and wiring in place for a sound system.
- The drawing/dining room is of excellent proportions and combined with the reception hall, provides the ideal areas for formal entertaining. There is a study which is equipped with polished mahogany cupboards and bookshelves and French doors open to the courtyard that links the house, lodge and indoor pool complex.
- The superb kitchen/breakfast/family room is bespoke fitted with a comprehensive range of cupboards complemented by granite work surfaces. Appliances include an electric double oven and hob with extractor fan over, integral coffee machine, dishwasher and an American style fridge/freezer.
- Situated on the first floor the beautifully presented master suite enjoys wonderful countryside views and incorporates a generous dressing room with a variety of built-in cupboards and a luxuriously appointed bathroom which benefits from under-floor heating and wiring is in place for Aquavision or similar.
- Three further double bedrooms all enjoy en suite shower rooms, with a substantial fifth bedroom featuring a reclaimed oak beamed ceiling being accessed via a separate staircase.

BERENDEN PARK LODGE & POOL COMPLEX

- Immediately to the south of the main residence and linked by the central courtyard with decorative water feature and slate monoliths, is Berenden Park Lodge which provides excellent ancillary accommodation, comprising a sitting room with wood burning stove, a conservatory, a beautifully fitted kitchen/dining room, a study, cloakroom, utility room and first floor bedroom suite.
- Doors lead from the conservatory through to the substantial recreation room and on to the indoor pool complex with central roof lanterns affording ample natural light and attractive stone paved surround to the 30 ft heated pool.





GARDENS, GROUNDS AND GARAGING

- Electrically operated wrought iron gates with video entry system, provide access via a long driveway flanked by mature trees, with a secondary gate opening and continuing to a generous carriage sweep to the front of the house and the extensive garaging.
- The landscaped gardens and grounds have been carefully designed with low maintenance in mind and feature expansive lawns interspersed with specimen trees that stretch away to the property's adjoining fields.

EQUESTRIAN FACILITIES & OUTBUILDING

- To the south west of the property lies the equestrian facilities which benefit from separate vehicular access.
- There are three stables, a tack room, hay store, an area of hard standing and a ménage with all-weather surface.
- The fields are all down to grazing and are hedge or fence enclosed.
- Also benefitting from separate vehicular access is an immense outbuilding of steel construction which currently incorporates several offices and storage units. This highly adaptable area could be suitable for a variety of uses subject to the relevant planning permissions.

AGENT'S NOTE

A public footpath passes through part of the property.

SITUATION

Local & Comprehensive Shopping: Tenterden (4.4 miles) provides an excellent range of local shopping and leisure facilities. Further shopping and other facilities can be found in Ashford and Tunbridge Wells.

Mainline rail services A high speed train service runs from Ashford mainline station (8.6 miles) to London St Pancras and in about 37 minutes whilst Eurostar trains are available from Ashford International to the Continent. Fast and frequent trains from Headcorn (8.9 miles) station to London Bridge, Waterloo East, Charing Cross and Cannon Street in just over an hour.

Education: There are an excellent number of schools in the area in both the state and private sectors at primary and secondary levels; including Dulwich School Cranbrook, Marlborough House and St Ronans preparatory schools, Ashford School, Highworth Grammar School Ashford, Norton Knatchbull for Boys, Homewood School Tenterden and Sutton Valence and Benenden Girls School.

Motorway Links: The M25 can be accessed via the M20 at Junction 9 providing links to Gatwick and Heathrow airport and other motorway networks.

DIRECTIONS

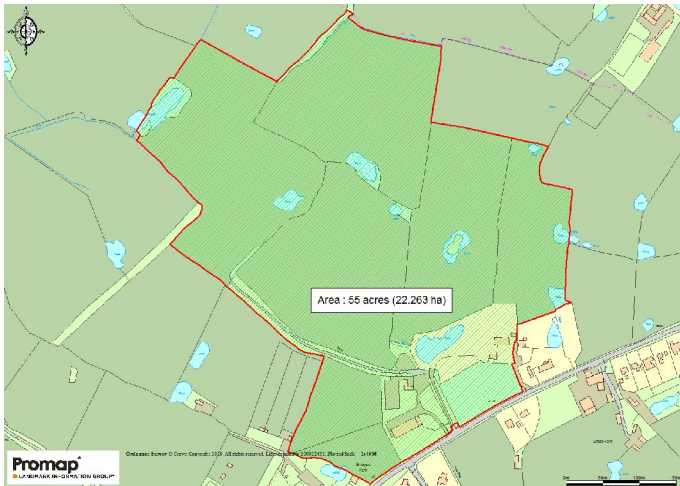
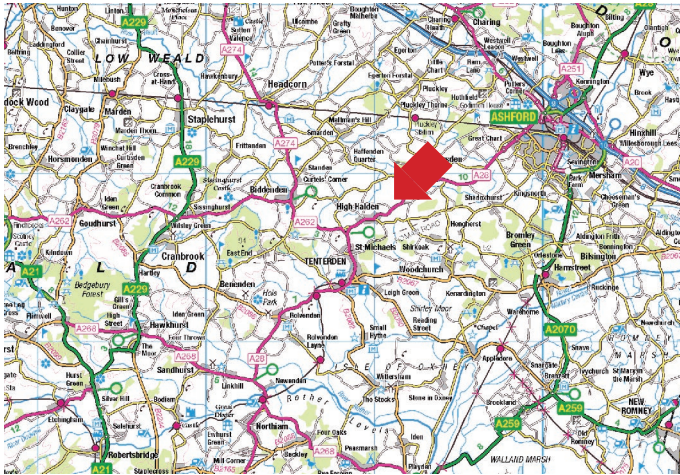
From our office in Cranbrook proceed in an easterly direction, down the High Street to The Hill at St David's Bridge. Travel out of the town towards Golford and continue straight for about 7 miles. At the T junction turn left onto the A28 and continue through the centre of Tenterden. Continue on the A28 heading through St Michaels and the village of High Halden, after about 1.1 miles the entrance to Berenden Park will be found on the left hand side.

OUTGOINGS

Ashford Borough Council – 01233 637311 Tax Band 'G'

SERVICES

Gas fired central heating. Mains electricity and water. Private Drainage.



VIEWING

Strictly by appointment with Savills on 01580 720161

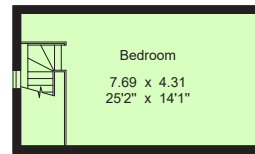
If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Berenden Park, High Halden

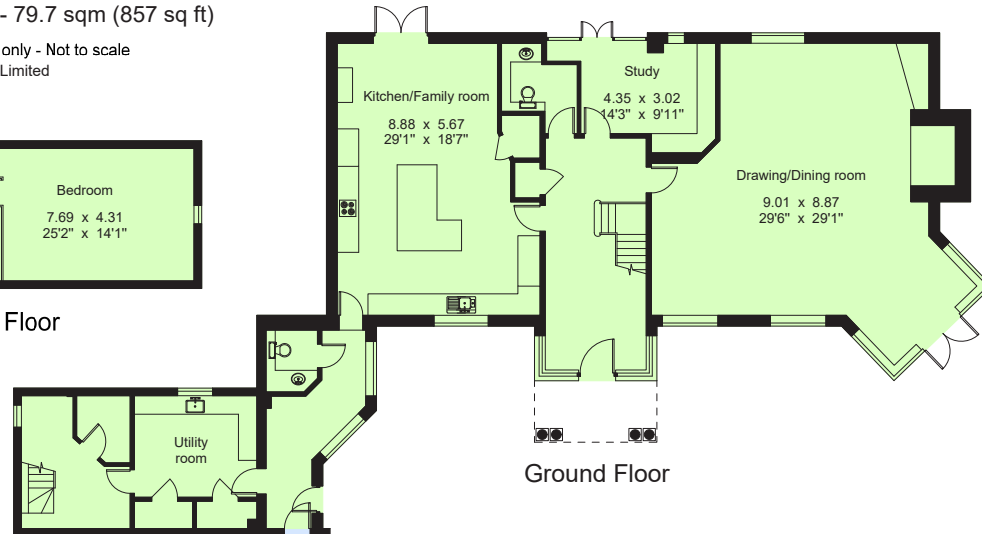
Gross internal area (approx.)

- House - 450.8 sqm (4,852 sq ft)
- Garage - 144.4 sqm (1,554 sq ft)
- Lodge - 158.2 sqm (1,702 sq ft)
- Leisure Complex - 199.2 sqm (2,144 sq ft)
- Commercial Unit - 475.2 sqm (5,115 sq ft)
- Stables - 79.7 sqm (857 sq ft)

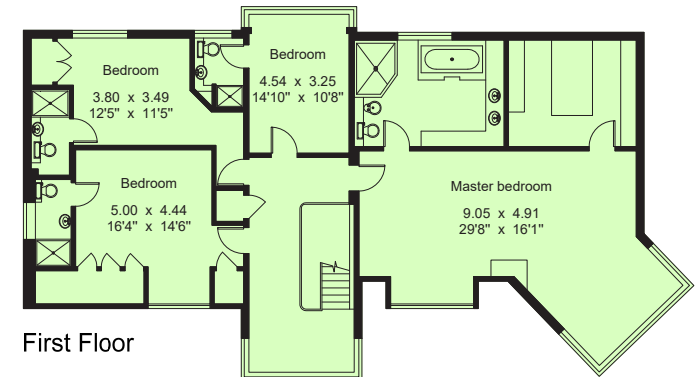
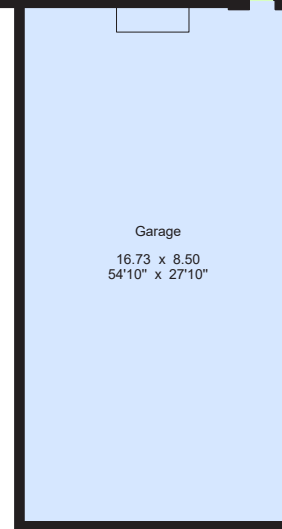
For identification only - Not to scale
© Trueplan (UK) Limited



First Floor



Ground Floor



First Floor

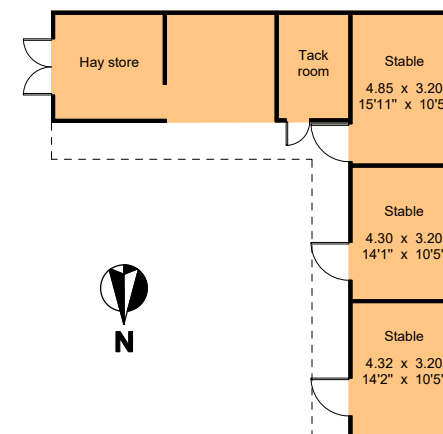
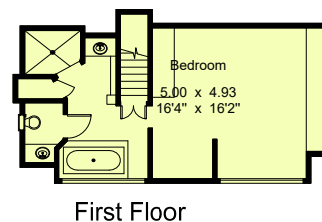
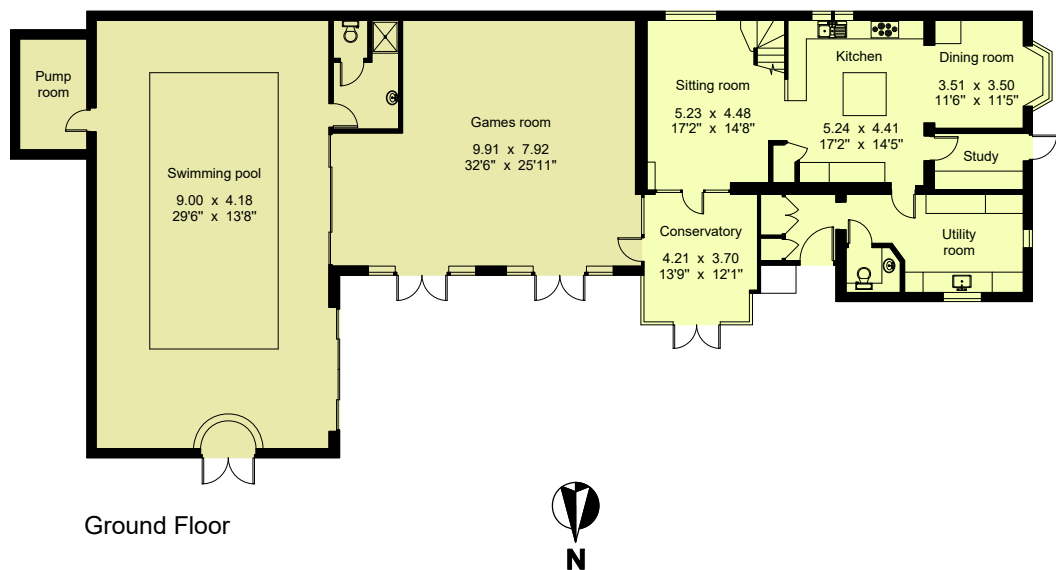
Important Notice:

Savills and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

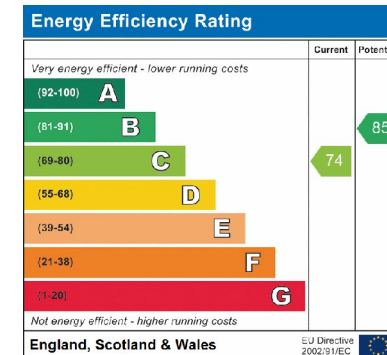
Brochure prepared: April 2019

Photographs taken: April 2019

CSJ/0419/914



BERENDEN PARK



BERENDEN PARK LODGE

