



A handsome Edwardian unlisted property of lovely proportions

**Perrinwood House, Water Lane, Headcorn, Kent TN27 9JN**

Freehold

savills







**In total about 6.42 acres**

### **Ground Floor**

Reception Hall • Drawing Room • Dining Room • Kitchen/  
Breakfast Room • Utility Room • Pantry • Cloakroom

### **First and Second Floors**

Principal Bedroom Suite with Bathroom and Dressing  
Room • Four Further Double Bedrooms • Two Bathrooms

### **Gardens, Grounds & Outbuildings**

Superbly Presented Park-Like Gardens & Grounds  
• Heated Swimming Pool • Pool House • Tennis Court  
• Former Coach House and Stables Comprising; Studio,  
Workshop, WC & Substantial Loft Storage • Detached  
Garage • Wood Store • Two Paddocks

### **Description**

Perrinwood House is a handsome Edwardian family house of good proportions amounting to in excess of 3,300 sq ft and situated in wonderful park-like gardens and grounds, amidst, lie the former coach house and stables which have now been converted into an extremely versatile studio and workshop.

This impressive property is understood to date from 1906 and was built by a London hotelier for his retirement and later, during the war, was requisitioned by the army. Now a wonderful family home it retains a wealth of period charm featuring high ceilings with decorative mouldings, picture rails, heavy painted panelled doors, sash windows, deep skirting boards and wood flooring to the majority of rooms.

About  $\frac{3}{4}$  of a mile to the north-east is the bustling village of Headcorn with a good range shops, amenities and mainline station with frequent services to London, whilst Ashford is about 14 miles away and has a fast train link to London St Pancras in about 32 minutes and more extensive shopping and leisure facilities.





The beautifully presented internal accommodation boasts light and airy rooms arranged over three floors comprising;

- A welcoming reception hall off which is an impressive drawing room of wonderful proportions and an attractive formal dining room, both rooms featuring elegant bay windows to the west elevation. All benefit from period-style fireplaces with gas fires, and together provide a lovely suite of rooms for entertaining.
- The kitchen/breakfast room is fitted with a range of hand painted cupboards with granite work surfaces over. Appliances include a Stoves range cooker and a fridge/freezer.
- The adjoining laundry room offers additional storage cupboards together with a Belfast sink, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Access can be gained to a north-facing walk-in larder with slate shelving.
- A turned staircase leads up to a galleried landing off which are three charming double bedrooms, all of excellent proportions, featuring pretty fireplaces and including the principal bedroom suite with dressing room and luxuriously finished bathroom. A family bathroom serves the remaining two bedrooms on this floor.
- On the second floor there are two further bedrooms and a shower room, fitted with contemporary white sanitary ware.

### **Gardens, Grounds & Outbuildings**

The gardens and grounds have been cleverly landscaped by the current owners and are a delightful feature of Perrinwood House providing a lovely setting for the property. To the front lies a formal rose garden surrounded by box hedging and overlooked by a magnificent ancient oak tree. To the rear, a substantial terrace provides the ideal area for 'al fresco' dining. Level lawns stretch away from the terrace and are planted with a wide array of specimen trees including two Paulownia trees, a Catalpa, several varieties of magnolia and acer, a miniature weeping laburnum, cherry, apple and walnut trees to name but a few, all providing wonderful colour and interest throughout the changing seasons. To the east of the garden is the heated outdoor swimming pool with retractable pool cover and outdoor lighting. A gate leads through to two paddocks with a stream running along the boundary.

Outbuildings comprise the former coach house and stables which has been converted into an excellent studio and workshop with spiral staircase to a substantial boarded loft. A pool house houses the heating equipment for the pool, there is a wood store and adjacent to the house, a garage.





### Situation

The thriving village of Headcorn is about  $\frac{3}{4}$  of a mile away and has an extensive range of shops including a bakery, butcher, two delicatessens, a mini supermarket, a hardware store, post office, pharmacy, two public houses and a variety of restaurants/ tea rooms; also doctor's surgery and dentist. Major supermarkets can be found in Tenterden, with further shopping in Ashford, Maidstone and Tunbridge Wells.

**Mainline rail services:** to London Charing Cross and Cannon Street can be found at Headcorn station. A high speed train service runs from Ashford to London St Pancras in about 37 minutes.

**Education:** Like many parts of Kent there are an excellent selection of schools in the area. In the state sector there are grammar schools for boys and girls in Maidstone, Canterbury, Faversham and Ashford, many local primary schools and in the private sector independent girl and boy's schools in Ashford, Sutton Valence, Canterbury and Tonbridge.

**Motorway links:** The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airports and other motorway networks and channel tunnel terminus.

### Directions

From Savills Cranbrook office proceed along Waterloo Road to Wilsley Pound roundabout, continuing straight towards Staplehurst, taking the second lane on the right signposted Frittenden. Proceed straight over the staggered junction into Cranbrook Road. Continue passing through Frittenden Village and after 1.5 miles Perrinwood House will be found on the right hand side.

### Services

Oil fired central heating via radiators. Mains water and electricity. Private drainage.

### Outgoings

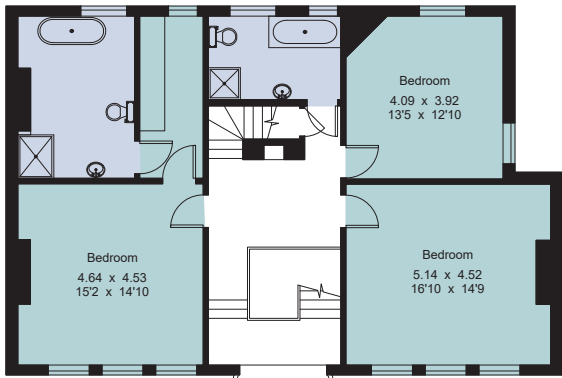
Maidstone Borough Council – Council Tax Band H

### Viewing

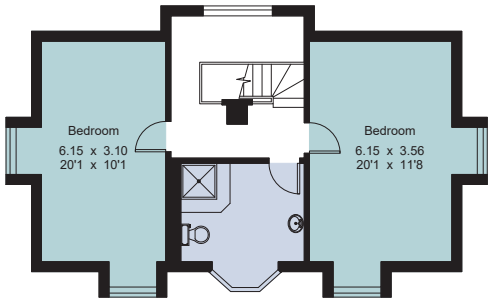
Strictly by appointment with Savills



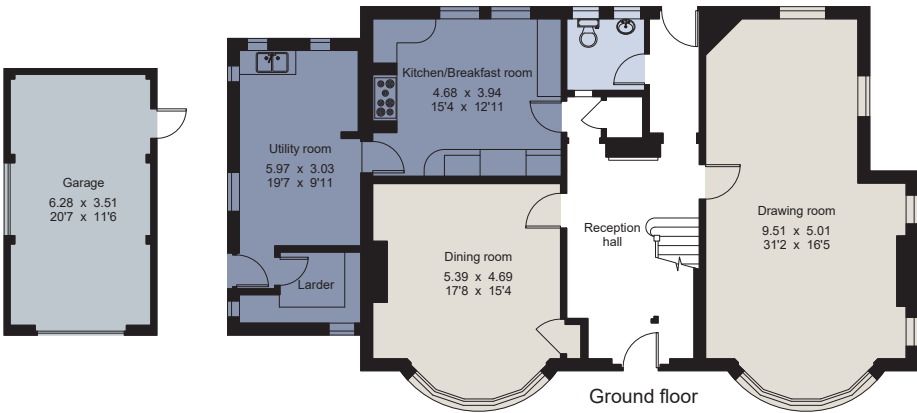
**Perrinwood House, Headcorn**  
**Gross internal area (approx)** 310.8 sq m/3345 sq ft  
**Outbuildings** 106.8 sq m/1150 sq ft  
**Garage** 22.4 sq m/241 sq ft  
**Total** 440.0 sq m/4736 sq ft



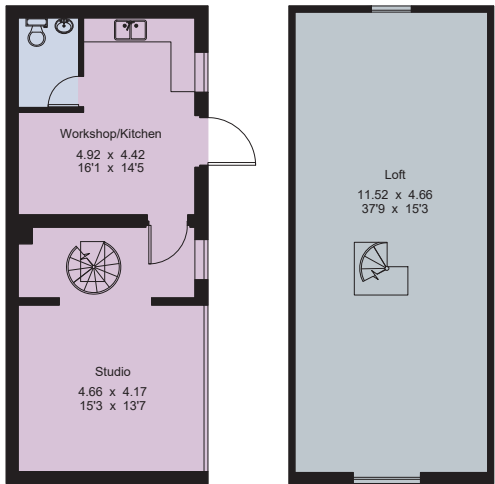
First floor



Second floor



Ground floor

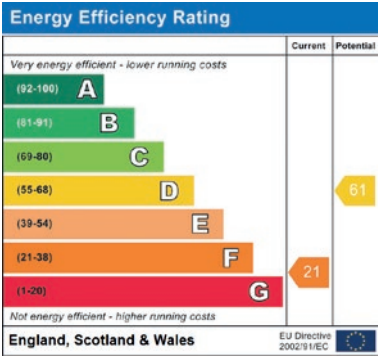


Ground floor

First floor

For identification only. Not to scale. © CSJ/2104/1202

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



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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 by Trueplan (UK) Ltd