



## A delightful Grade II listed house in a country lane setting

**Dawkins House, Romden Road, Smarden, Kent TN27 8RB**

Freehold





In total Approximately 1.16 Acres

Entrance Hall • Drawing Room • Dining Room • Snug/  
Garden Room • Study • Kitchen/Breakfast Room • Utility  
Room • WC • Side Porch

Principal Bedroom with En Suite Bathroom • Four  
Bedrooms (Two Attic) • Family Bathroom and En Suite  
Bathroom

Attractive Established Gardens • Heated Outdoor  
Swimming Pool • Off Road Parking • Garden Stores  
• Mower Store/Pool Plant Store • Two Garages and  
Workshop

### Description

Dawkins House is a delightful Grade II listed house, understood to date from the 17th century or earlier and occupying a lovely rural country lane position, surrounded by over an acre of pretty gardens and grounds with outbuildings and heated outdoor swimming pool. This five bedroom property with its abundance of exposed timbers, beams and good ceiling heights to the majority of rooms, offers versatile accommodation of over 3,100 sq ft, set out over three floors.

The entrance hall boasts pretty inset stained glass windows and an old brick floor. From here two well proportioned main reception rooms are situated to either side, both with attractive fireplaces, one which benefits from a Vigilant wood burning stove and parquet flooring. Further reception rooms include a snug/garden room with French doors to the gardens and an adjacent study with bespoke fitted bookshelves and cupboards beneath.

The kitchen/breakfast room is a very good size, equipped with an extensive range of cupboards and space for various integral appliances. A rear hall leads

through to a WC and utility room with space for white goods.

Located on the first floor are three bedrooms, all of which enjoy garden views, together with two bathrooms, one being en suite. The main bedroom is a particularly attractive room enjoying a dual aspect and having a dressing area with fitted cupboards.

A staircase leads up to the attic floor where there are two further bedrooms, with vaulted ceilings and an en suite bathroom.

Dawkins House is approach via gates opening to a substantial drive with ample parking and two single garages.

The delightful established gardens provide a lovely setting with a long central path, flanked by rose beds and lawns leading up to the front door. The expansive lawns, under planted with spring flowers, stretch around to the rear of the house where there is a pond, beyond which lies neighbouring farmland, a sunken terrace area and a heated outdoor swimming pool with electric cover enclosed by picket fencing. There are a number of outbuildings which are currently used as a log and garden stores.



**Situation**

The pretty village of Smarden (1.5 miles) has a variety of amenities including a village cooperative shop with post-office, a butchers, art gallery and three public houses. Headcorn (5.3 miles) has a wider range of shops, restaurants, takeaways and Sainsbury's store.

Mainline Rail Services to London Bridge, London Waterloo and Charing Cross run from Pluckley (2.1 miles) and Headcorn (5.3 miles), with access to London Victoria from Charing. There is a high speed service from Ashford (8.9 miles) to London St Pancras in about 37 minutes.

**Education:** There is an excellent selection of schools in both the state and private sectors at primary and secondary levels. In the state sector there are grammar schools for boys and girls in Ashford, Maidstone, Canterbury and Faversham, various local primary schools and in the private sector independent girl and boy's schools in Benenden, Hawkhurst, Ashford, Sutton Valence, Canterbury and Tonbridge.

\*All distance and travel times are approximate.

**Directions**

From Cranbrook proceed to Wilsley Pound roundabout and follow the A262 through Sissinghurst to Biddenden. In Biddenden turn left onto the A274 and after about 0.9 of a mile turn right into Smarden Road and proceed for about 3 miles into Smarden. Head through the village passing the 'end of speed limit' sign and after just over 1 mile turn right into Romden Road, where Dawkins House will be found shortly on the right hand side.

**Services**

Oil fired central heating via radiators, mains electricity and water, LPG gas for hob. Private drainage.

**Outgoings**

Ashford Borough Council -Tax band - G

**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.





**Dawkins House, Smarden**

**Gross internal area (approx)** 315.5 sq m / 3396 sq ft

**Garage block** 42.3 sq m / 455 sq ft

**Store rooms** 21.1 sq m / 227 sq ft

**Pool plant** 21.8 sq m / 235 sq ft

**Total** 400.7 sq m / 4313 sq ft



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**Duncan Petrie**

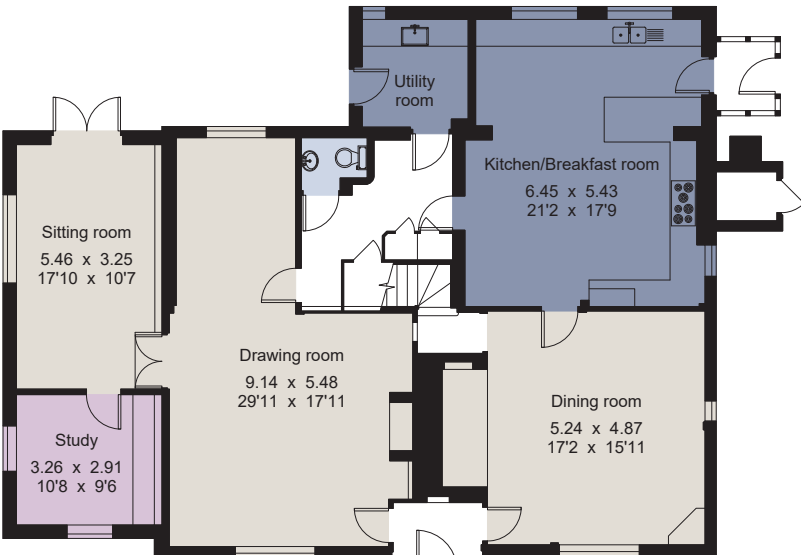
Savills Cranbrook

**01580 720 161**

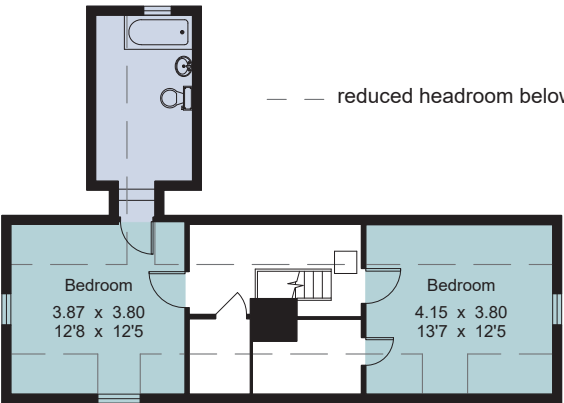
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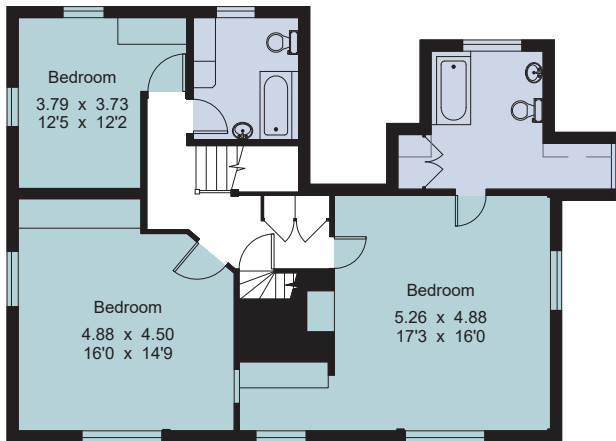
— — reduced headroom below 1.5m / 5'0



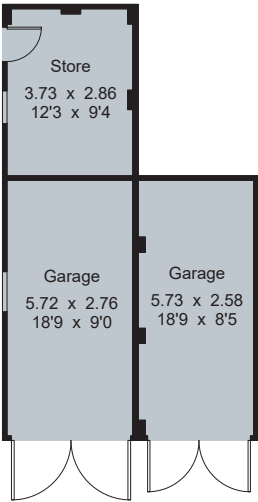
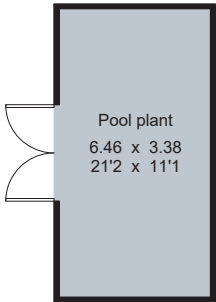
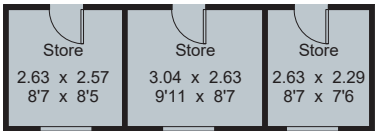
Ground floor



Second floor



First floor



For identification only - Not to scale  
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