



Headcorn Manor,
Church Walk, Headcorn, Ashford, TN27 9NP



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Guide Price £1,750,000

An outstanding Grade II* listed medieval hall house set in beautifully landscaped gardens and grounds of about 4.75 acres

Reception Hall/Sitting Room, Study, Kitchen/Breakfast Room Utility Room, Cloakroom, Rear Lobby

Magnificent First Floor Vaulted Great Hall/Drawing Room

Four Bedrooms, Three Bath/Shower Rooms (Two En Suite)

Detached Period Outbuilding; Annexe with Open Plan Sitting Room/Kitchen, Bedroom, Bathroom Shower Room

First Floor Office/Gym, Double Garage

Beautifully Landscaped Gardens, Kitchen Garden, Orchard Greenhouse, Former Piggery, Pond, Two Fields Small Woodland Area

Description

This fascinating historic home with its stunning timber framed façade is believed to date from circa 1470 and has been documented in Pevsner's Architectural Guides.

The principal accommodation amounts to in excess of 3,000 sq ft and is beautifully presented throughout, with the current vendors having installed a bespoke fitted kitchen and updated the majority of bath and shower rooms.

To the north of the house lies the pretty period outbuilding which as well as housing the double garaging, incorporates the open plan guest annexe with underfloor heating, also having been refurbished, together with a shower room and first floor gym/studio/home office, ideal for those looking to work from home.

Of particular note are the beautifully proportioned principal rooms which include the welcoming reception hall/sitting room on the ground floor and the magnificent drawing room on the first floor, perfect for entertaining and open nearly to the pitch, this impressive room features a crown post, mellow oak floorboards and vistas to the west over the formal gardens and west, to the church.

Over the first and second floors are four attractive double bedrooms, served by two bathrooms (one en suite) and a luxuriously appointed shower room with under floor heating, en suite to the main bedroom.

Headcorn Manor sits within glorious landscaped gardens and grounds of about 4.75 acres, approached via an unmade lane where a five bar gate opens to the private gravelled drive, culminating in a turning circle with ancient quince tree and ample parking.

Wrought iron gates open to an extensive west facing terrace spanning the length of the house paved in York stone. From here formal lawns with manicured yew hedging are divided by a central water rill edged with lavender and running the full length of the garden.

There is a productive kitchen garden with fruit cages and greenhouse and an orchard planted with apple, plum, pear and cobnuts. A pretty brick built former piggery is enhanced with roses and honeysuckle.

Completing the grounds are two fields, the southern field enjoying access to a small area of woodland and being bounded by the River Beult.



Internally, the property exudes a wealth of charm and character with fine oak timbers and beams including dragon beams, a crown post, wide oak floorboards, mullioned windows with leaded light panes, door casements and splendid fireplaces.



The generously proportioned kitchen/breakfast room enjoys a triple aspect and is fitted with a contemporary range of cupboards by Potts Kitchens & Bathrooms Ltd, complemented by silestone surfaces, together with Miele wall mounted ovens, Siemens integral dishwasher, fridge and freezers.





Location

Headcorn Manor and annexe sit at the far west end of Headcorn village, in part, within the Conservation Area and adjacent to the 11th Century Parish Church of St Peter and St Paul. It is well protected by its own well established and skilfully laid out gardens and grounds.

The village 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. Eurostar trains are available from Ashford International. A high speed train service runs from Ashford to London St Pancras in about 37 minutes.

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, various local primary schools and in the private sector independent girl and boy's schools in Ashford, Sutton Valence, Canterbury and further afield in Tonbridge and Sevenoaks.

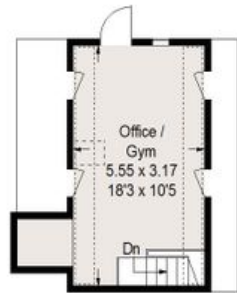
The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airports and other motorway networks and channel tunnel terminus.



Floorplans

Approximate Gross Internal Floor Area 3,124 sq ft

Headcorn Manor, Church Walk, Headcorn

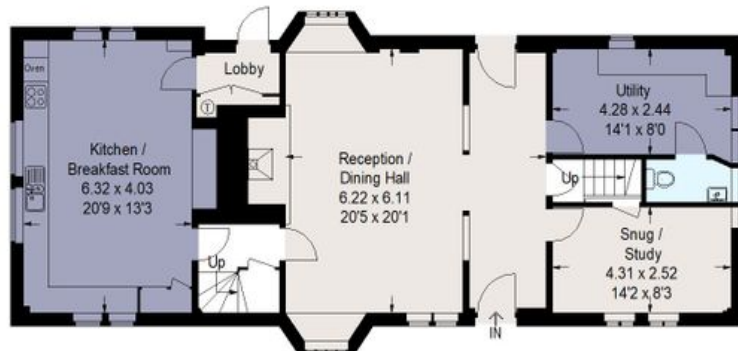


Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

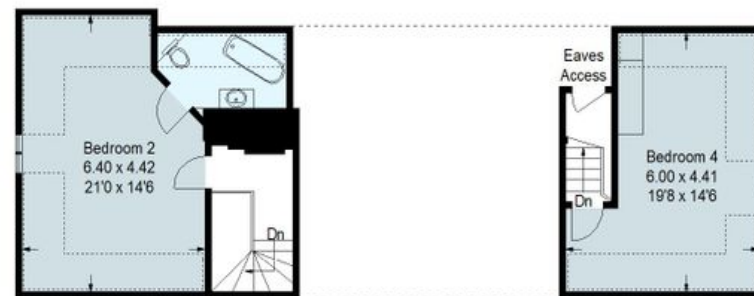


Ground Floor

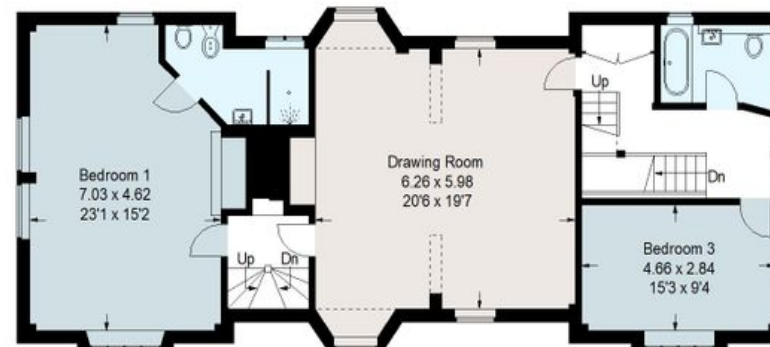
Approximate Gross Internal Area = 290.2 sq m / 3124 sq ft
Annexe (Including Garage) = 82.9 sq m / 892 sq ft
Total = 373.1 sq m / 4016 sq ft



Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID932360)

Property Details

Council Tax

Band = H

Tenure

Freehold

Services

- Gas fired central heating via radiators
- Mains electricity and water
- Mains drainage
- Gas fired underfloor heating to annexe

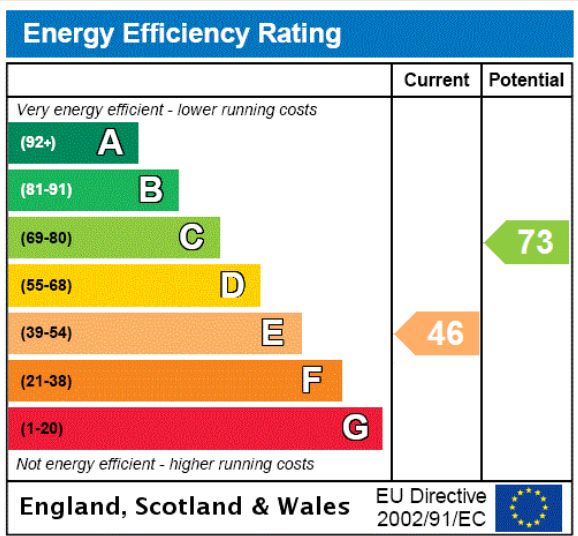
Directions

From London take the M20 and at Junction 8 turn off, signposted to Leeds Castle. Proceed through the village of Leeds on the B2163 and continue to the crossroads at Five Wents. Turn left onto the A274 and proceed through Sutton Valence and into Headcorn village. At the crossroads and traffic lights turn right in to Moat Road. A short way along on the left past a row of cottages and turn left into an unmade lane with a five bar gate. Then turn into the private drive to Headcorn Manor through a white five bar gate on the left.

EPC

EPC Rating = E

PROPERTY



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Enquire



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