



Poplar Farm

Bromley Green

Ashford, Kent TN26 2EW

A handsome Grade II Listed Georgian fronted country house set in well tended grounds of just under 2 acres to include a detached two bedroom lodge, games barn and garaging situated in countryside just four miles to the south of Ashford and High Speed trains to London St Pancras from the International Station.

Guide Price £925,000



Accommodation

Main House:

Hall • Drawing Room • Play Room • Dining Room
Conservatory • Kitchen/Breakfast Room • Boot Room
Second Floor Study • Cloakroom • Cellar • Master
Bedroom with Ensuite • Four further Bedrooms, two
further Bathrooms.

The Lodge:

First floor entrance • Sitting Room • Kitchen • Two
Bedrooms • Bathroom • Ground Floor Games Barn and
Garaging • Gardener's Workshop • Storage Room.

Land & Gardens

Imaginative, well tended gardens, secure play area and
field. In all about 2 acres.

Communications

Ashford International 4 miles • Tenterden 7 miles
Hamstreet 2 miles





Situation

The property is situated in rural surroundings between the thriving market town of Ashford about 4 miles to the north and the well equipped village of Hamstreet, about 2 miles to the south. The historic town of Tenterden is about 7 miles to the west. The International Station at Ashford provides Eurostar services to the continent and 38 minute High Speed trains to London St Pancras. The M20 motorway junction 10 is about 4 miles distant connecting with both the Channel Tunnel and the M25.

Ashford provides a variety of modern retail outlets, leisure amenities and a choice of schools both in the state and independent sectors including grammar schools for boys and girls.

Poplar Farm

Poplar Farm is a Grade II Listed Georgian fronted house which is understood to date from the early 1600s with the later parts believed to have been added in the early 19th century. The accommodation successfully combines considerable original character with modern facilities having spacious reception rooms which include two wonderful inglenook fireplaces, many exposed timbers and beams, deep skirting boards, some wooden floors and oak doors. The bathrooms have been re-modelled (two with underfloor heating) and the kitchen provides granite surfaces with electric hob and double oven. The two second floor rooms comprise a peaceful study and occasional bedroom.

The Lodge

Additional ancillary accommodation is provided by a comfortable two bedroom apartment within a detached brick building, known as The Lodge, sited next to the driveway and containing garaging and games barn beneath. In recent times this accommodation has been re-modeled and successfully let generating gross yearly income of just under £8,000. Alternatively, the space could be used as a comfortable guest annexe to the main house.

Gardens and Land

The property is approached from the road through white painted wooden gates and via a tarmac driveway lined with shrubs. There is a good sized courtyard providing plenty of parking and turning space along with access to a detached brick garage and further garaging within The Lodge. The house is set in well tended and mature gardens which have been imaginatively laid out to include sweeping lawns to the front with an enclosed pond, lined on one side with espalier lime trees. Divisions of hedging provide secret access to a productive vegetable and fruit garden leading through to a small orchard of fruit trees and field beyond lined with Poplar trees. There are brick and stone pathways leading around the house including access to the old 'buttery' which has been converted into a small gym. There is also a secure play garden. On the southern reaches of the house there is a large terrace with steps down to a sunken Japanese inspired garden with a small wooden bridge and adjacent woodland walk.

Services

Mains water, electricity and drainage, oil fired central heating and water softener.

Directions

From the M20 motorway junction 10 follow signs towards the A2070 and Kingsnorth, proceed along the dual carriageway to the second roundabout ignoring the slip road onto the A2070. At the roundabout turn left and follow signs towards Kingsnorth, thereafter heading south for approximately 3 miles. Beyond 'Homelands' look for a small crossroads (Bromley Green Road/Hornash Lane) and the entrance to Poplar Farm will be found shortly afterwards on the right hand side. From Tenterden follow the B2067 to Ham Street and then north on the Ashford Road looking for Poplar Farm prior to the crossroads on the left.

Viewing

Strictly by appointment only. **(Ref: C953)**

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Poplar Farm

Approx. Total Gross Internal Floor Area House : 3,140 Sq. Ft. / 292 Sq. m



For indicative purposes only
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Poplar Farm - Lodge

Approx. Gross Internal Floor Area Lodge Apartment : 680 Sq. Ft. / 63 Sq. m



Poplar Farm



The Lodge



Country Houses

DISTINCTIVE COUNTRY PROPERTY

Plan for identification purposes only.



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Country Houses



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Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

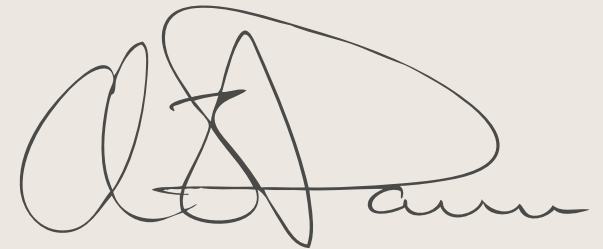
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

A handwritten signature in black ink, appearing to read 'Alex J Davies'.

Alex J Davies FNAEA MARLA

Director & Head of
Hobbs Parker Country Houses