A sympathetically refurbished and extended Grade II listed country house cleverly merging modern convenience with period ambience amid beautiful landscaped gardens and grounds. Cranbrook School Catchment Area

**Features**
- Drawing Room
- Sitting Room
- Conservatory
- Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Boot-Room
- Master Bedroom with En-Suite
- 5 further Bedrooms
- Family Bathroom
- Separate W.C.
- Single Garage
- Summer House
- Tennis Court
- Hot Tub
- Heritage Outbuilding
- 2 further Outbuildings
- 2 Natural Ponds
- 2 Paddocks
- Gardens and Grounds of about 3.6 acres in all

**Distances**
- Cranbrook 4 miles
- Headcorn Station 4 miles
- Maidstone 14 miles
- Tunbridge Wells 17 miles

**Situation**
Three Chimneys House is situated in an historic locality between the Wealden villages of Sissinghurst and Biddenden. The latter, with its Bethersden marble paved streets, historic residences and weaver’s cottages is within easy reach and offers a range of local shops, post office, public houses, restaurants and facilities in a picturesque environment. The popular and atmospheric Three Chimneys public house is conveniently located within a short walk of the house. The property is also located in the sought after Cranbrook School catchment area and The High Weald Area of Outstanding Natural Beauty.

**Comprehensive Shopping:** Cranbrook, Tenterden, Maidstone, Tunbridge Wells and Ashford

**Mainline Rail Services:** Headcorn provides frequent services to London Bridge, Cannon Street and Charing Cross with journey times from under an hour (www.nationalrail.co.uk)

**Primary Schools:** John Mayne Primary School at Biddenden and further local primary schools at Frittenden, St Michaels and Smarden (www.schoolsnet.com)

**Secondary Schools:** High Weald Academy at Cranbrook and Homewood School and Sixth Form Centre at Tenterden (www.schoolsnet.com)
• Grammar Schools: Cranbrook School and numerous further renowned Grammar Schools at Tunbridge Wells, Tonbridge and Maidstone (www.schoolsnet.com)

• Private Schools: Dulwich Preparatory at Cranbrook, Benenden Girls School, St Ronans and Marlborough House at Hawkhurst, Bethany at Goudhurst and Sutton Valence Junior and Senior Schools (www.schoolsnet.com)

• Leisure Facilities: Squash, tennis and bowls in the village, various local golf courses including Chart Hills at Biddenden, walking and riding in Bedebury and Hemsted Forests, sailing and water-sports at Bewl Water Reservoir

• Communications: Access via the A28 to the M20 giving access to the M25 for Gatwick and Heathrow airports and to Dover, Folkestone and Ashford International Station

Description

Three Chimneys House is a fine Grade II listed country house dating from circa 1730, with later additions, presenting red brick with blue headers to the ground floor elevations with timber-framed weather-boarding above, under a tiled roof. The property has been sympathetically extended and upgraded to provide beautifully presented, spacious and comfortable family living space.

A thorough programme of improvements to a high specification includes an outstanding bespoke fitted kitchen, contemporary bathroom suites, Smallbone limestone and oak flooring to much of the ground floor, oak internal doors along with neutral carpeting and décor. Blending the ingredients of 21st century convenience with an atmospheric historic residence, the property retains a wealth of period features including exposed beams, timbers and open studwork, polished brick and oak flooring, cast iron radiators, leaded light windows (secondary or double glazed), open and inglenook fireplaces.

With good ceiling heights throughout, many of the rooms are enhanced by double aspect, taking advantage of attractive garden views and good levels of natural light.

Accommodation, arranged on three floors, includes a handsome drawing room with a splendid inglenook fireplace housing a cosy wood-burning stove. The family area has French doors to the conservatory and there is also a small study off.

Further reception rooms include a spacious sitting room with inglenook fireplace housing a wood-burning stove. Of particular note are the stunning kitchen and adjacent breakfast room, with dramatic vaulted ceiling, which is situated within the new Heritage extension. Sensitively designed, with lashings of oak beams and timbers, there are four sets of French doors affording delightful garden vistas. The heart of the home, the kitchen comes complete with a comprehensive range of bespoke base and wall units by Rencraft including a central island unit with smart granite worktops over offering generous storage and housing integral appliances along with a cosy Aga.

Upstairs, the master bedroom has an excellent range of fitted wardrobes, a pretty period fireplace and a superb contemporary en-suite bathroom. There are three further generous first floor bedrooms and two bedrooms on the floor above both with pretty vaulted ceilings. Attention to
details is evident in all the bathrooms, where quality white suites are enhanced by a range of features including a roll top bath, contemporary wash-bowl on vanity unit, wraparound shower screen and warm limestone flooring with neutral complementary tiling.

Approached through electric gates via the lower paddock, the gardens and grounds at Three Chimneys House are a particular feature, split into ‘garden rooms’ and designed to provide interest throughout the seasons. The driveway passes through the open bay of a heritage style timber framed outbuilding to a substantial parking and turning area, adjacent to the garage and front of the house. Well screened, the gardens provide seclusion and privacy and mature formal areas include a parterre garden featuring masses of roses and herbaceous plants encompassed within clipped box hedging. A substantial terrace, providing excellent space for al fresco dining and relaxation, flanks the rear of the house and leads via steps to the pond. Enhanced by a charming bridge over, the pond offers a haven for wildlife, filled with aquatic plants including bull-rushes and majestic Gunnera.

Ideally placed to enjoy delightful aspects of the garden and pond, a pretty summerhouse nestles nearby. Further mature grounds, well screened by indigenous hedging and mature trees, give access to the tennis court, hot tub and second paddock with stable. Beyond, natural woodland, awash with bluebells in the spring leads to a further pond overhung with Weeping Willow, with a jetty and decked area.

**Points of particular note include:**

- Porch to spacious Entrance Hall laid with warm oak flooring and featuring wide archway
- Impressive Drawing Room with magnificent inglenook fireplace housing wood-burning stove
• Bright and airy Family Area with French doors to Conservatory and providing access to Study
• Conservatory featuring polished brick flooring and French doors to Garden
• Sitting Room with bay to front and inglenook fireplace housing wood-burning stove
• Superb Kitchen fitted with a comprehensive range of bespoke base and wall units with granite work-tops over and island unit incorporating cosy Aga and integral appliances including Miele dish-washer and Neff microwave
• Outstanding Breakfast Room within Heritage extension displaying dramatic vaulted ceiling and four sets of French doors to terrace
• Utility Room fitted with oak units with granite worktops over providing storage and ample space for appliances
• Double aspect Master Bedroom with copious fitted wardrobes and En-Suite Bathroom
• Three further first floor Bedrooms of good proportions and two pretty vaulted Bedrooms above
• Family Bathroom/En-Suite/Cloakrooms fitted to a high specification with white suites and luxurious complementary tiling

Outside
• Electric gates and extensive private driveway to substantial parking area
• Open bay Heritage oak framed Outbuilding incorporating ‘drive through’ bay and Car Port
• Single Garage incorporating electric door to front and pedestrian door to rear and open bay stores
• Two former agricultural Outbuildings of approx 4.89m x 3.09m (16’ x 10’1”) and 3.97m x 1.65m (13’ x 5’5”)

Property Information

Property Address: Three Chimneys House, Sissinghurst Road, Biddenden, Kent TN27 8HA

Services: Oil fired central heating. Mains water and electricity. Modern private drainage system.

Fixtures and Fittings: Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Local Authority: Tunbridge Wells Borough
Tel: 01892 526121. Tax Band G.

Viewings: Strictly by appointment with Jackson-Stops & Staff on 01580 720000. 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.

Please note: photos shown are from a prior marketing campaign (2011)

Directions

From our office in Cranbrook proceed to the Wilsley Pound roundabout, turning right on the A262 towards Biddenden. Continue for 3 miles, passing through the village of Sissinghurst, and turn left into Hareplain Road signposted to Bettenham and Frittenden. Turn immediately left into the driveway to Three Chimneys House.
Approx. Gross Internal Area:
House: 287.9 sq.m (3098 sq.ft.)
Garage: 14.8 sq.m (159 sq.ft.)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Jackson-Stops & Staff Private Finance: You might be interested to know about Jackson-Stops & Staff Private Finance, which specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress free manner. Please call this office for further information.

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