An exceptional and historic manor house
set within beautiful grounds on the edge of the
picturesque cinque port of Tenterden

Ground Floor
Reception Hall, Drawing Room, Dining Room, Sitting Room
Family Room, Study, Kitchen/Breakfast Room, Larder
Pot Room, Utility Room, Shower Room, Cloakroom
3 Room Wine Cellar

First Floor
Principal Bedroom Suite with Bathroom and Jettied Sitting Area
6 Further Bedrooms (2 with En Suite WCs)
2 Bath/Shower Rooms

Second Floor
5 Further Bedrooms, Bathroom, Store Room

Gardens, Grounds & Outbuildings
Beautiful Landscaped Gardens and Grounds
Tennis Court, Tennis Pavilion, Orchard
Garaging and Adjacent Storage Room, Bike Store
Workshop, Log Store.
HISTORY

Dating predominantly from the 16th century, Finchden Manor has been designated a Grade II* listing as a property of important architectural interest and historic note. Believed to have gained its name from the (de) Finch family, the manor was reputedly visited by Sir Thomas More when he was Lord Chancellor of England. Over the years this fascinating property has been a Benedictine Priory, a school and a private family residence.

DESCRIPTION

Finchden Manor is an outstanding timber framed manor house of excellent proportions, understood to date in the main from the 16th century with modern additions to the north west, which now form an attached separate dwelling. This wonderful family home exudes a wealth of charm and character and has been sympathetically and lovingly preserved and maintained by the current owners. Internally, the accommodation is beautifully presented, being arranged over four floors and amounting to in excess of 8,500 sq ft including a three room cellar.

Points of note include:

- Good ceiling heights to the majority of rooms, an abundance of oak timbers and beams, leaded light casement windows, with oak frames, sills and decorative window furniture, beautiful oak panelling to the drawing room, exposed oak flooring, travertine flooring to the kitchen and utility areas.
- In addition, there are an eclectic array of period features; the internal doorways with carved architraves depicting finches or roses, whilst outside there are a number of fine 17th century grotesques, intricately carved bargeboards and lead hoppers, some with the initials GF and EHT.
- Four excellent reception rooms comprise an oak panelled drawing room, a formal dining room, a sitting room with painted panelling and a wonderful family room, all featuring lovely old fireplaces, one with a wood burning stove. Together with the impressive and welcoming reception hall these rooms provide excellent areas for entertaining.
- The stylish and bespoke fitted kitchen/breakfast room has a lofty ceiling, creating a light and airy space. Appliances include a gas fired Aga with electric companion and gas hob and an integral dishwasher. Off the kitchen is a north facing larder, a pot room, a utility room with space for various white goods and a shower room.
- From the reception hall a superb turned oak staircase with polished oak handrail leads up to the first floor where seven well proportioned bedrooms are served by three bathrooms (one en suite) and two en suite WCs. Four of the bedrooms are southerly facing and enjoy views over the beautiful gardens.
- On the second floor there are five further bedrooms, a bathroom and a useful store room. Both the first and second floors can be reached via two separate staircases and several of the bedrooms are currently utilised as studies/home offices.
GARDENS, GROUNDS AND OUTBUILDINGS

• Finchden Manor is approached via a curved gravel drive, flanked by clipped evergreen hedging and culminating in a substantial parking area to the north of the house.

• The professionally landscaped gardens and grounds with Grade II listed gatepiers and walls, are a delightful backdrop to this beautiful home. To the south, a belt of mature hedging and trees enclose the expansive level lawns. Listed brick pillars with ball finials still stand at the entrance, that at one time, would have been the original approach to the house, with a York stone path and twelve clipped yews leading to the superb jettied porch. The York stone terrace continues along the front of the house, there are rose beds, herbaceous borders and a walled garden area with magnolia.

• The gardens continue to the north with a gate opening to an avenue of ornamental pear trees which provide year round colour and interest. At the end of the avenue lies the tennis court and pavilion and to the west lies an orchard planted with varieties of fruit trees.

• Outbuildings comprise a traditional building, in keeping with the house, which incorporates a bike store, a workshop and log store. There is also a quadruple garage with adjacent store room and a studio with power, light and water connected.
Finchden Manor, Tenterden
Gross internal area (approx.)

- Garage - 67.4 sq m (725 sq ft)

For identification only - Not to scale
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**First floor**

- **Bedroom 5**
  - 5.73 x 3.88
  - 18'9" x 12'9"

- **Master bedroom**
  - 5.89 x 5.76
  - 19'4" x 18'10"

- **Bedroom 3**
  - 5.73 x 3.88
  - 18'9" x 12'9"

- **Bedroom 4**
  - 5.20 x 3.39
  - 17'0" x 11'1"

- **Bedroom 2**
  - 5.89 x 5.42
  - 19'4" x 17'9"

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**Second floor**

- **Bedroom 6**
  - 4.36 x 3.35
  - 14'3" x 10'11"

- **Bedroom 7**
  - 5.43 x 3.36
  - 17'9" x 11'0"

- **Bedroom 9**
  - 4.06 x 2.71
  - 13'3" x 8'10"

- **Bedroom 8**
  - 5.43 x 3.36
  - 17'9" x 11'0"

- **Bedroom 10**
  - 6.84 x 5.12
  - 22'5" x 16'9"

- **Bedroom 11**
  - 3.34 x 2.64
  - 10'11" x 8'8"

- **Bedroom 12**
  - 4.27 x 2.64
  - 14'0" x 8'8"

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**Log store**

- 3.97 x 3.57
  - 13'0" x 11'8"

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**Restricted height Eaves access**

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**Garden store**

- 6.32 x 5.25
  - 20'9" x 17'2"
DIRECTIONS
From our office in Cranbrook proceed in an easterly direction, down the High Street to The Hill at St David's Bridge. Travel out of the town towards Golford and continue straight for about 7 miles. At the T junction turn left onto the A28 and continue into the centre of Tenterden. Turn right onto the B2067 and at the T junction turn right on to the B2080, proceed for about 0.8 of a mile, and turn left at Leigh Green, the entrance to Finchden Manor is the first on the left hand side.

SITUATION
Local & Comprehensive Shopping: Tenterden (1 mile) has an excellent range of local shopping and leisure facilities. More comprehensive shopping and leisure facilities can be found in Cranbrook, Ashford and Tunbridge Wells.

Mainline rail services: A high speed train service runs between Ashford and London St Pancras in about 37 minutes. Eurostar trains are available from Ashford International. Trains run from Headcorn to London Bridge in under 1 hour, Charing Cross and Cannon Street in about 65 minutes.

Education: There are a number of excellent schools in the area in both the state and private sectors at primary and secondary levels.

Motorway Links: The M25 can be accessed via the M20 at junction 10 providing links to Gatwick and Heathrow airport and other motorway networks.

GENERAL REMARKS
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.

Services
Gas fired central heating via radiators. Mains water, electricity and drainage.

Outgoings
Ashford Borough Council – Tax Band H

Important Notice
Savills, their 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.

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