

Open 7 days a week
All viewings conducted

Tel: 01892 724 367



COUNTRY PROPERTY

marystanley@countrypropertygroup.com



Sandhill House, Brook Street, Woodchurch, Ashford, TN26 3SX

Set back from the road and just 9.4 miles from the Ashford fast train link to London, this beguiling detached country house has been lovingly extended and renovated to make the most of the original features. The truly amazing, handmade open plan kitchen/breakfast room with a pantry and laundry room is the social hub of the house providing a fabulous entertaining space. Leading off the reception hall is a study, a lovely drawing room with a wood burner, the impressive dining room with an open fireplace and wood panelling, the cellar with a bar. Upstairs is like a boutique hotel. The principal bedroom suite has rural views, a dressing room and en-suite. Four more double bedrooms all with en-suites; one with a study. Set in some 2.5 acres of manicured grounds with garages, outbuildings and stables. Further adjacent land with stocked ponds is available by separate negotiation

OFFERS IN EXCESS OF: £1,250,000 FREEHOLD

LOCATION: Woodchurch is a delightfully positioned rural village some 6 miles from the market town of Ashford and 4 miles from the Cinque Ports town of Tenterden. Woodchurch is a sought after and picturesque village that has an array of excellent hotels, B&Bs and interesting pubs (including The Bonny Cravat, Six Bells and the King's Head) in the village itself and the nearby vicinity. Excellent schooling abounds in the locality including Woodchurch primary school, Woodchurch high school, and many other reputable schools in the general area. The village green is the centre-point of the community; home to football, and cricket clubs, as well as a modern children's playground.

Tenterden Golf Club is just along the road from Sandhill House which is in a truly beautiful setting. There is a golfing academy in situ where beginners are taught by the course professional. The friendly club house is a wonderful venue where one can sit and have a drink and enjoy a delicious meal. There are a plethora of other excellent golf clubs within reasonable driving distance.

AGENT'S NOTES:

'This is a fantastic opportunity to acquire a truly stunning 5-bedroom detached country house with a very special ambiance and boasting first class facilities. Beautifully designed throughout, the state of the art, magnificent kitchen/breakfast room features a stunning central island, under floor heating and three sets of French doors. Also, this very special country house boasts 5 luxury bedrooms with en-suite bathrooms synonymous with a 5 boutique country house hotel. All the other rooms are well designed and beautifully presented. Externally the same quality of finish exudes perfection and everywhere is an absolute credit to the current vendors''*

Extra information:

All 5 Aqualisa showers use a pump system ensuring that all showers, and baths, can be ran at the same time all without affecting water heat or supply.

All mirrors in this property have LED anti-mist mirrors.

Boiler from a small hotel fitted last year, ensuring excellent efficiency and lower running costs.

Master and second bedroom feature heated flooring and internet fibre-optic points.

Showers and baths can be turned on from any room with a master remote.

The coatroom features a blast heater to ensure coats are kept dry.

Built in speakers in living room, terrace and kitchen.

All bay windows feature radiators.

Every light has been replaced with LED lighting to ensure electricity costs are kept low.

SANDHILL HOUSE

ENTRANCE HALL: 14'1'' x 8'6'' (4.29 x 2.5) to the furthest point. Ceiling height: 9'0'' (2.75) to the highest point. A welcoming wooden floored entrance hall with a half-paned wooden door, dado rail and decorative ceiling rose. Archway leading through to the kitchen,

SANDHILL HOUSE



SANDHILL HOUSE, WOODCHURCH

inner hallway, drawing room and dining room. Stairs leading down to a wine cellar and raised inner hall. In-built double storage rooms. Radiator.

COAT CUPBOARD: 5'10" x 3'10" (1.79 x 1.17) to the furthest point. Ceiling height: 8'8" (2.65) to the highest point. An impressive coat cupboard with built in heating to ensure that wet coats dry with ease.

CLOAK ROOM: Decorative tiling to floor with a low level wc, wall mounted basin and chrome taps. Frosted windows.

STUDY: 5'11" x 13'5" (1.80 x 4.10) to the furthest point. Ceiling height: 8'8" (2.63) to the highest point. A peaceful study area with decorative coving and dado rail. Window overlooking the rear of the property. Built in storage cupboards.

RAISED INNER HALL: 6'8" x 8'6" (2.03 x 2.60) to the furthest point. Ceiling height: 6'11" (2.12) to the highest point. A raised hall with decorative dado railing and coving is accessed from the inner hall and entrance hall. Recessed ceiling lights.

KITCHEN / BREAKFAST: 40'0" x 20'10" (12.20 x 6.34) to the furthest point. Ceiling height: 7'7" (2.32) to the highest point. Entering through an archway from the entrance hall, is a state of the art, triple aspect kitchen/breakfast room with a set of French windows leading on to a paved terrace at the front of house. With decorative coving, dado railing, and ceiling roses, central island, LED spotlights, 60 mm triple strength granite surfaces, a 5 gas Bosch hob with a hood and a capacious breakfast bar. Under floor heating, cream units with decorative wooden corners. Built in cream wooden wall and base units with inbuilt ceramic sink, shower tap with steamer and filtered water. 3 oven black AGA with hood. Built in tray storage, wicker storage and Samsung wine fridge with automatic lights. Inbuilt corner fridge. Inbuilt dresser with leaded windows. Multiple power points. Open plan sitting room at the back of the kitchen with a TV point. Built in shelving. Two further sets of French windows overlooking the rear.

PANTRY: 5'8" x 3'6" (5'8" x 3'6") to the furthest point. Ceiling height: 7'7" (2.34) to the highest point. Pantry with shelving and storage. Tiling to floor and overhead storage cupboards.

LAUNDRY ROOM: 6'9" x 8'7" (2.05 x 2.61) to the furthest point. Ceiling height: 7'7" (2.3) to the highest point. Built in cream cupboards with wooden work surfaces and a stainless steel sink. In built wall cupboard. Trip switch and hot water. Ceiling light and doors leading to the back of the property. Window.

INNER HALL: 8.20 X 1.70 (26'11" x 5'7") to the furthest point. Ceiling height: 8'11" (2.71) to the highest point. The inner hall is fitted with a dado rail, coving and two radiators. Multiple power points. Doors leading to the drawing room and dining room. Large half painted wooden door leading into the porch.

PORCH: 7'4" x 5'11" (2.24 x 1.80) to the furthest point. Ceiling height: 10'10" (3.29) to the highest point. Triple aspect porch with entrance through panelled door. Vaulted ceiling with wooden panelling and tiled floor.

DINING ROOM: 14'2" x 18'1" (4.32 x 5.5) to the furthest point. Ceiling height: 8'11" (2.73) to the highest point. A beautiful grand dining room with a stunning open fireplace set



on a stone hearth with exposed brick. Featuring a bay window seat with views overlooking the side of the property. Painted wooden three quarter panelling to the walls.

DRAWING ROOM: 26'3" x 13'9" (8.0 x 4.19) to the furthest point. Ceiling height: 8'11" (2.72) to the highest point. This impressive triple aspect drawing room featuring a bay window seat overlooking the side of property. Also featuring views out over the front of the house. A section of the room presents impressively as a library. French windows leading to the front of property onto a paved terrace. Natural lighting from three aspects really enhances this fabulous reception room. Two radiators and two power points.

CELLAR: 25'4" x 11'10" (7.73 x 3.60) to the furthest point. Ceiling Height: 6'6" (1.98) to the highest point. A cellar room with a 2.17 x 3.07 archway from the staircase, with a solid carved decorated wooden bar and sink. 2 radiators and multiple power points. Brock wine storage with ceiling light and dado railing.

1st FLOOR LANDING: 16'1" x 43'4" (4.91 x 13.20) to the furthest point. Ceiling height: 9'7" (2.93) to the highest point. A grand bifurcating staircase leading to the 1st floor landing which features a decorative ceiling rose and coving. Doors lead to all first floor rooms. Stunning decorative archway leading to ground floor landing. Exposed brick work of original chimney. Multiple power points. Radiator. Telephone point. Three windows overlooking the front of the property and front terrace. Inbuilt shelving and bookcases. Recessed ceiling lights.

MASTER BEDROOM: 21'4" x 22'7" (6.49 x 6.89) to the furthest point. Ceiling height: 8'6" (2.6) to the highest point. Triple aspect master bedroom with beautiful coving and curved wall. Two sets of French doors with fine views. Features a walk in wardrobe. Ceiling and wall lighting.

WALK IN WARDROBE: 15'0" x 6'11" (4.58 x 2.10) to the furthest point. Ceiling height: 8'6" (2.6) to the highest point. Double solid wooden doors reveal a walk in wardrobe/closet with access to the master en-suite.

MASTER EN-SUITE: 6'6" x 14'12" (1.98 x 4.56) to the furthest point. Ceiling height: 8'6" (2.59) to the highest point. Through half paned double doors is an impressive master en-suite bathroom, with tiling to the floor and 'his and hers' sinks. Anti-mist mirrors and LED touch sensor lights. Spacious walk in shower with detachable head. Low level wc, bidet, inbuilt generous shelving and storage. Window to the back overlooking the garden A freestanding bath on a slightly raised platform.

BEDROOM 2: 17'1" x 13'11" (5.20 x 4.23) to the furthest point. Ceiling height: 8'4" (2.54) to the highest point. A beautiful double bedroom with coving, cornicing and a ceiling rose. Double aspect room including bay window seat, decorative fire place set on tiled hearth, and decorative tile surround. Door to:

BEDROOM 2 EN-SUITE: 5'10" x 6'8" (1.77 x 2.03) to the furthest point. Ceiling height: 7'10" (2.39) to the highest point. Including a walk in shower, chrome ladder style heated towel rails, ceramic sink and with chrome taps. Low level wc. Recessed ceiling lights. Anti-mist mirror with LED touch sensors to activate. Window.



BEDROOM 3: 14'11" x 11'1" (4.55 x 3.39) to the furthest point. Ceiling height: 8'2" (2.4) to the highest point. Light and bright, double aspect room with a beautiful bay window overlooking the side of this marvellous property and a window to the rear. Ceiling roses and decorative coving. Fitted carpet. A decorative fireplace on tiling, with lead hearth.

STORE/CLOSET: 1.60 X 1.11 (5'3" x 3'8") to the furthest point. Ceiling height: 2.38m (7'10") to the highest point. Built in shelving, with automatic lighting.

BEDROOM 3 EN-SUITE: 7'10" x 8'11" (2.38 X 2.72) to the furthest point. Ceiling height: 7'10" (2.38) to the highest point. Tiled to the floor and walls. A chrome ladder style heated towel rail. Low level wc. Walk in shower with tiled splash back. Square hand wash basin with chrome tap. Window overlooking the rear of the property. Recessed ceiling lights.

BEDROOM 4: 12'5" x 14'0" (3.79 x 4.27) to the furthest point. Ceiling height: 7'7" (2.3) to the highest point. Decorative ceiling roses. TV point. Storage cupboard with automatic lights. Window.

STUDY AREA: 6'9" x 5'5" (2.07 x 1.66) to the furthest point. Ceiling height: 8'6" (2.59) to the highest point. A useful area with ample space either a dressing area or a study area.

BEDROOM 4 EN-SUITE: 10'8" x 14'12" (3.24 x 4.57) to the furthest point. Ceiling height: 8'6" (2.58) to the highest point. With a walk in shower, a corner bath and recessed ceiling lights. Tiled to the floor, wash hand basin with useful storage, anti-mist and touch sensitive LED lit mirrors. Decorative cornicing. Ladder radiator. Window.

BEDROOM 5: 10'1" x 11'7" (3.07 x 3.52) Ceiling height: 8'5" (2.56) to the highest point. Window overlooking the front of property. TV Point. Door to:

EN-SUITE 7'8" x 36'7" (2.33 x 11.16) to the furthest point. Ceiling height: 8'4" (2.55) to the highest point. With views of the front of this glorious property and pretty terrace. En-suite shower room with detachable shower head and low level wc. A wash hand basin. A chrome, ladder style heated towel rail.

External:

STABLING: 10'10" x 14'11" (3.29 x 4.55) to the furthest point. Ceiling height: 12'4" (3.76) to the highest point. 2 wood-framed stables with concrete flooring. Partition doors between two rooms, with window to front.

CARPORT: 29'2" x 19'3" (8.88 x 5.86) to the furthest point. Ceiling height: 8'3" (2.52) to the highest point. A triple open fronted carport. A beautiful oak framed carport with concrete flooring. Power points. An attached log store with a useful space above perfect for games/pool etc.

DOUBLE GARAGE: 19'10" x 20'6" (6.05 x 6.26) to the furthest point. Ceiling height: 8'4" (2.55) to the highest point. Double fronted garage with shelving, lighting, access to back garden through a wooden door. Frosted glass window to back.

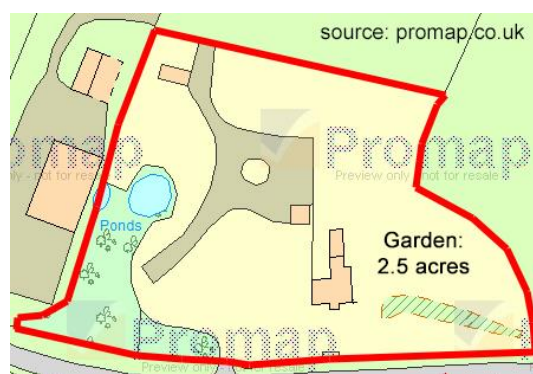
SHED: 19'8" x 7'3" (6.00 x 2.22) to the furthest point. Ceiling height: 6'5" (1.96) to the highest point. A useful space with two power points.

EXTERNALLY: One enters this glorious property through electronic gates onto a gravelled driveway. A beautiful and decorative island in the middle of the gravelled driveway, bedded with mature shrubs and plants. The wrap around garden is mainly laid to lawn with attractive flower beds and shrubs and trees. Paved steps with pretty trellis with wrapped with pretty flowers leading up to the stoned terraced area. The driveway and the terrace area has lighting and inbuilt speakers creating the perfect entertainment area for one's family and friends. From the paved terrace area there is a gravelled pathway leading to the first floor of the triple garage which would make a fantastic games room or a working from home area. This glorious property sits with in approximately 2.5 acres of immaculate gardens. Further land is also available with negotiation.

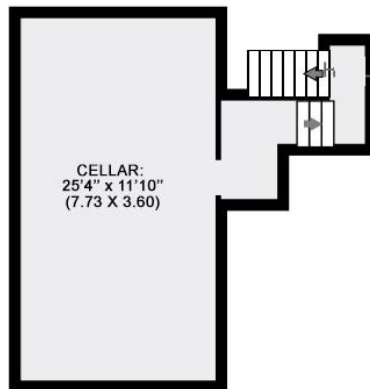
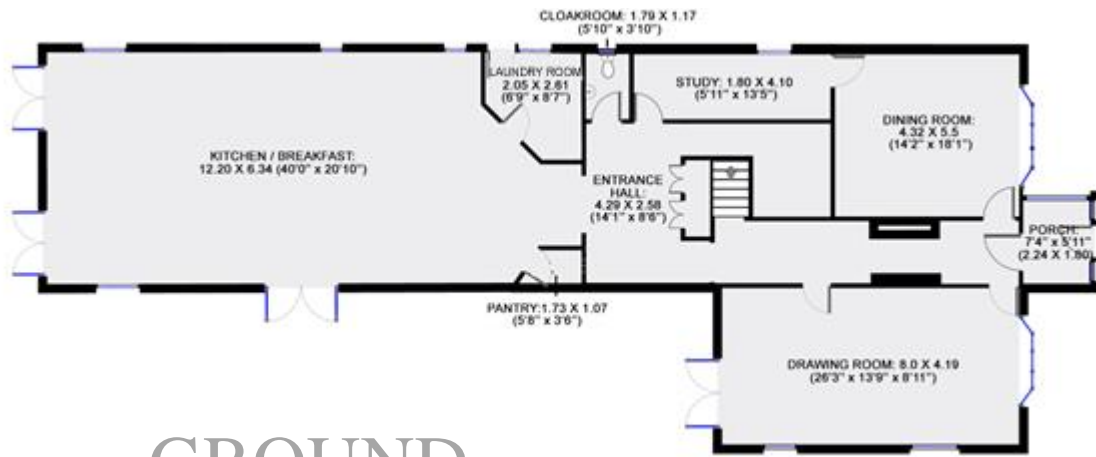
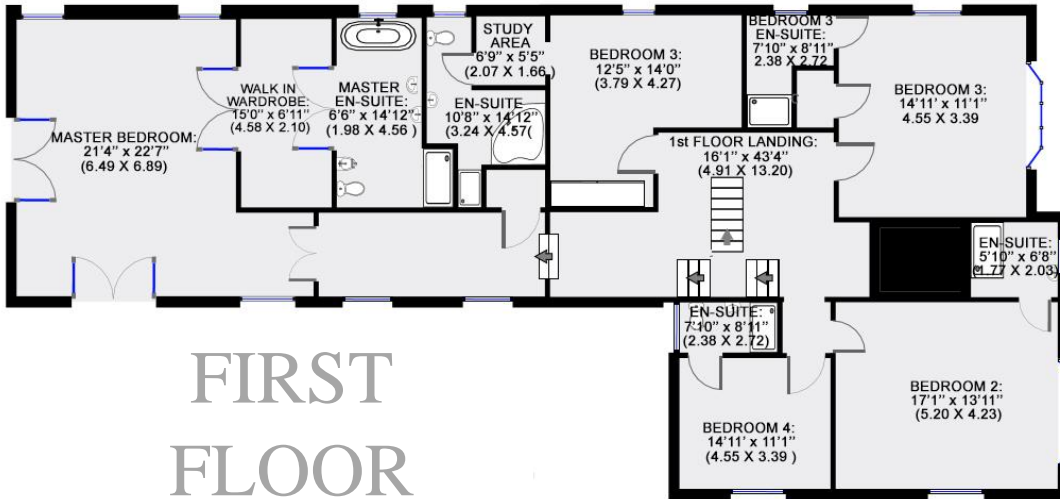
DIRECTIONS: From Tenterden head south towards High Street A28, turn left onto the High St/A28, turn right onto Oaks Road/B2067, Turn right onto Beacon Oak Rd/B2067/B2080, Turn left onto Woodchurch Rd/B2067, destination on right hand side.

IMPORTANT NOTICE: The Country Property Group provides these particulars in good faith for guidance purposes only. We wish to stress that The Country Property Group is unable to measure the land on offer in order to confirm the exact acreage and therefore requests all potential purchasers to satisfy themselves prior to entering into negotiations. Please note we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

VIEWING: All viewings by prior appointment through Marton Residential Estates Ltd on 01580 211888. A member of the team will conduct all viewings, whether or not the vendors are in residence. For your convenience we always carry a tape measure and we would be delighted to double-check any measurements for you during any viewing. As a matter of policy once an offer made on a property has been accepted, we like, where possible to encourage buyers to attend the premises again with us so that all property particulars can be meticulously double-checked prior to any interested party incurring any professional expenses.

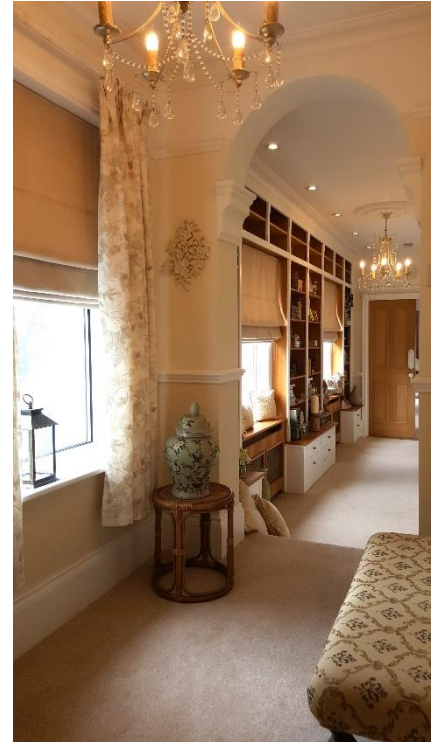


SANDHILL HOUSE FLOOR PLAN



*Gross approximate floor area:
3,500 sq.ft.*

SANDHILL HOUSE



SANDHILL HOUSE, WOODCHURCH

SANDHILL HOUSE



SANDHILL HOUSE, WOODCHURCH
