

hobbs parker

Country Houses

Oaktree Cottage Manor Pound Lane East Brabourne

DISTINCTIVE COUNTRY PROPERTY















Country Houses

DISTINCTIVE COUNTRY PROPERTY



Oaktree Cottage

Manor Pound Lane
East Brabourne, Ashford, Kent TN25 5LG

"An impressive combination of substantial and thoughtfully arranged accommodation with generous grounds and views to savour."
Greg Wood, Director.

A deceptively spacious country home, extending to approximately 3,650 sq ft, Oaktree Cottage has been thoughtfully transformed in recent years to create a generous and beautifully appointed family home.

Set on the semi-rural fringe of this popular village, it enjoys a particularly appealing setting, with generous gardens, a wonderful sense of space and far-reaching views across open countryside towards the North Downs.

The Accommodation

- Covered entrance opening into a generous reception hall with cloakroom and WC
- Welcoming sitting room with wood-burning stove
- Separate playroom and study
- Ground-floor bedroom with en-suite facilities
- Impressive open-plan kitchen and living space, centred around a further wood-burning stove and large island
- French doors opening onto the garden, with bi-fold doors leading through to the conservatory
- Separate utility room with access to the integral garage
- Useful store room above the garage
- Spacious first-floor landing
- Generous principal bedroom suite with walk-through dressing room and substantial en-suite bathroom
- Three further double bedrooms
- Family bathroom

Outside

- Extensive gravel driveway providing ample parking and access to the integral garage
- Generous lawned gardens and grounds extending to approximately 1.17 acres
- Far-reaching views across the surrounding countryside towards the North Downs

Summary

The house is understood to have been constructed in around 1990, originally with ground-floor accommodation, with provision made for a first floor which was subsequently completed to create the substantial home we see today.

The most recent comprehensive programme of improvements has brought a fresh and considered feel throughout, including a new kitchen, bathrooms, windows and flooring, alongside a thoughtful remodelling of the first floor.

Of particular note is the principal bedroom suite, complete with a walk-through dressing room and generous en-suite bathroom.

Perhaps the most compelling aspect is its setting and grounds. Extending to approximately 1.17 acres in all, the gardens are predominantly laid to lawn and relatively low maintenance, creating a wonderful expanse of outdoor space for family life, entertaining and simply enjoying the surrounding countryside.













Towards the far end, a collection of established fruit trees lends a more secluded, orchard-like feel – a particularly lovely place to sit and take in the views towards the North Downs.

Despite its rural outlook, the property remains within comfortable walking distance of the village centre, with its excellent village store and post office, together with a choice of inns. The neighbouring villages of Brabourne and Smeeth offer well-regarded primary schools, while further educational options include The Free School and Spring Grove Preparatory School in nearby Wye.

The market town of Ashford lies approximately five miles to the west, providing an extensive range of shopping, leisure and educational facilities, including both boys' and girls' grammar schools. Ashford International offers high-speed rail services to London St Pancras in around 38 minutes, while the M20 provides convenient access to the motorway network and the Channel Tunnel.

Additional information

EPC – C rating, with few upgrades available

Mains water and electricity

Mains gas fired central heating – new boiler

Private drainage

Council Tax (existing property)* – Band F

Tenure* – Freehold

Flood Risk* - Low

Broadband* – Yes

Mobile Signal Coverage* – Yes (OfCom)

**Data from 'Sprift' via On The Market.*

Directions

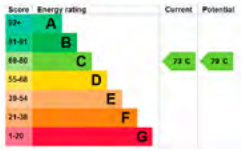
Sat Nav TN25 5LG

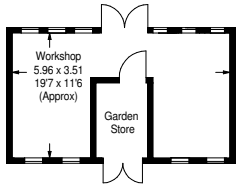
Alternatively, the What Three Words website will take you to the property:

https://w3w.co/fixed.handover.vibrates

Ref: C10416

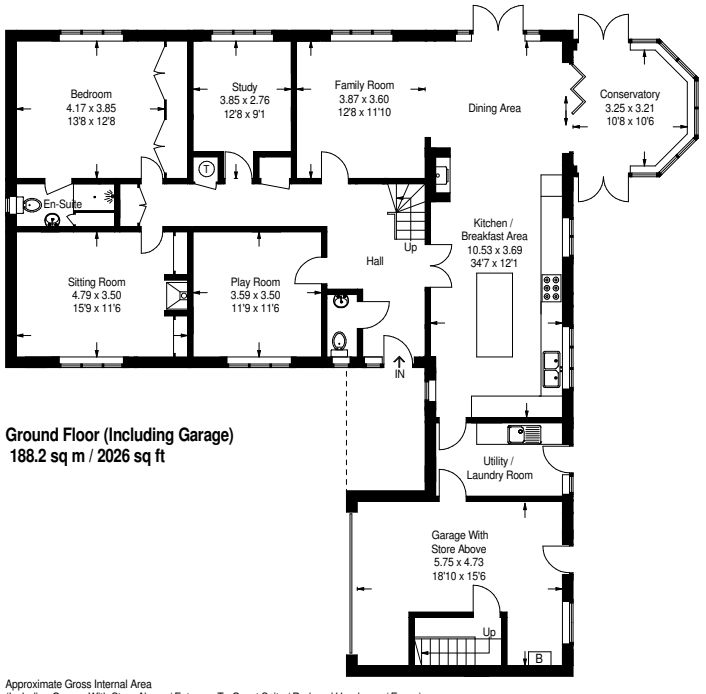
Oaktree Cottage, Manor Pound Lane, East Brabourne



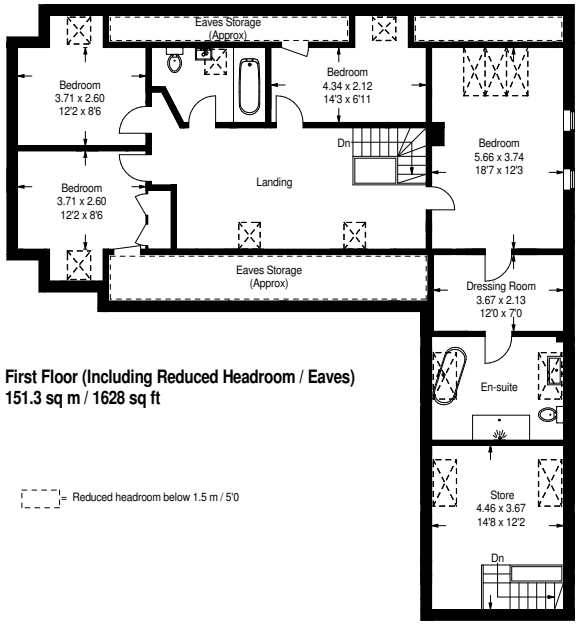


(Not Shown In Actual Location / Orientation)

Outbuilding



Ground Floor (Including Garage)
188.2 sq m / 2026 sq ft



First Floor (Including Reduced Headroom / Eaves)
151.3 sq m / 1628 sq ft

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
(Including Garage With Store Above / Entrance To Guest Suite / Reduced Headroom / Eaves)
339.5 sq m / 3654 sq ft
Outbuilding = 21.3 sq m / 229 sq ft
Total = 360.8 sq m / 3883 sq ft

N

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. (ID800641)
www.bardenvisuals.co.uk

OnTheMarket Regulated by RICS rightmove www.hobbsparker.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.



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.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

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.

Ashford Office:
Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:
9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

hobbs parker

Country Houses