



# Kenardington Manor

Kenardington, Ashford, Kent



## An exquisite Grade II\* listed manor house, 8 miles from Ashford International

A stunning timber framed manor house dating from the late 15th century with beautifully proportioned rooms the quality of which are indicative of the historic high standing of the house, set in parklike grounds with excellent outbuildings.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGING/ OUTBUILDING**



**ABOUT 5.67 ACRES**



**FREEHOLD**



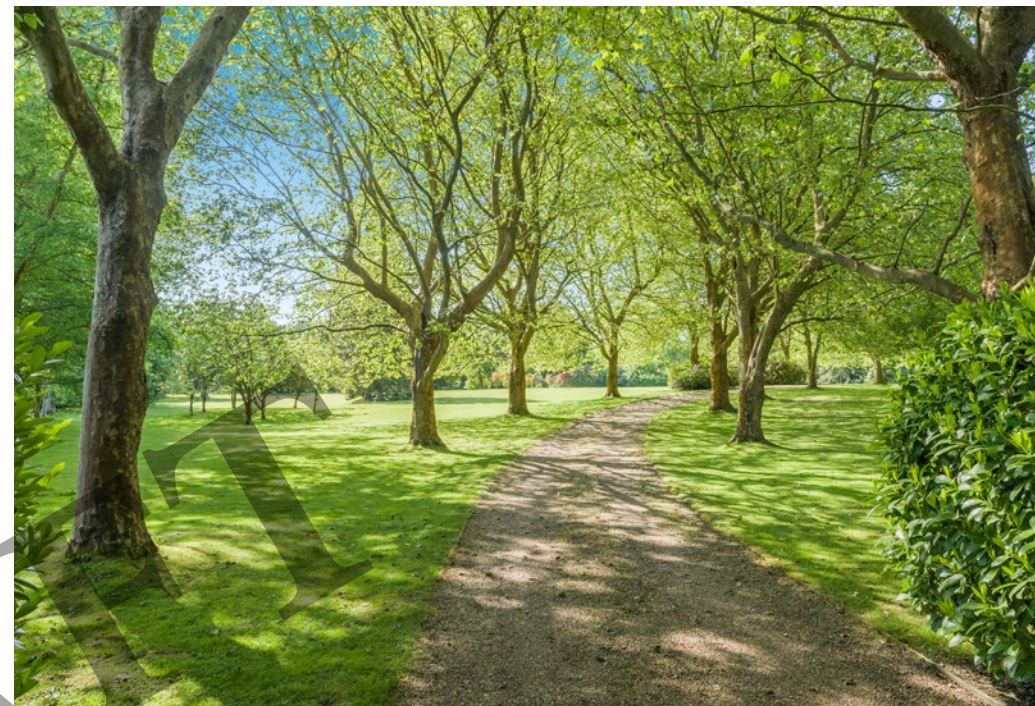
**RURAL/ VILLAGE**



**4,363 SQ FT**



**GUIDE PRICE £1,895,000**



### The property

Kenardington Manor is an exceptionally picturesque building. The intricate timbered and jettied facade is glimpsed enticingly on approach through an avenue of plane trees flanked by parklike grounds.

The character and history of the house are evident throughout and immediately appreciated in the sensational 'court room' with its high timbered and beamed ceiling, herringbone brick floor and delicate diamond leaded-lights in oak mullioned windows.

Beyond is an elegant double aspect drawing room arranged around a stone fireplace and quietly watched over by the two original owners of the house, their likenesses being carved into the corner beams. Together these rooms provide a very fine living and entertaining space.

Across the hall, where a timber staircase rises to the first-floor landing, is the kitchen/breakfast room, a welcoming room at the heart of the house with a practical ancillary kitchen space and a utility room. A study/library at the west end of the house is a peaceful room with a fireplace.

Upstairs the bedroom accommodation flows off a notable feature of the house: a long corridor of historical interest owing to four Tudor arches.

The principal bedroom has wonderful wide floorboards and an en suite bathroom. A further bedroom is also en suite and the three remaining bedrooms are served by a family bathroom. A staircase rises to the attic space, providing two good size store rooms.





































## Outside

The property is approached through an electric five-bar gate and over a tree-lined avenue leading to the house and providing parking to the front. The drive continues to the left of the house to the granary and various outbuildings arranged around a large courtyard.

The gardens provide a lovely setting for the house with wonderful, clipped topiary providing formal structure close to the house and generous expanses of lawn stretching away from it. A large pond is an enchanting feature of the gardens, and the maturity of the garden is underpinned by the presence of mature shrubs and trees, including cedar, sequoia, red oaks and willows. There is a generous terrace on the south west side of the house.

The granary is a versatile building arranged over two floors. Currently used as a study/studio on the first floor, the building has potential for other ancillary uses, subject to any necessary consents.

There is also a period stable block, an open bay cart lodge and a four bay garage block.

## Location

The pretty, peaceful village of Kenardington is nestled in the Kent countryside and enjoys an elevated position with sweeping views over the Romney Marsh, offering a truly picturesque rural setting. The village is characterised by charming period cottages, quiet lanes, and a historic 12th-century church (St Mary's), set on the site of a former Saxon fort.

Nearby Hamstreet provides a range of amenities including shops, a primary school, and access to the Hamstreet Woods National Nature Reserve. Slightly further afield, Ashford offers extensive shopping, dining and entertainment options, as well as excellent transport links. The area has good access to the Continent via Eurotunnel and the Port of Dover.

### Distances

- Appledore 2 miles
- Hamstreet 2.2 miles
- Ashford & International station 8 miles
- Tenterden 10 miles
- Eurotunnel 19.1 miles

### Nearby Stations

- Appledore
- Hamstreet
- Ashford International (High Speed services to London from 36 minutes)

### Key Locations

- Gusbourne Vineyard
- South of England Rare Breeds Centre
- Port Lympne Safari Park
- Godinton House & Gardens
- Colonel Stephens Railway Museum
- Tenterden

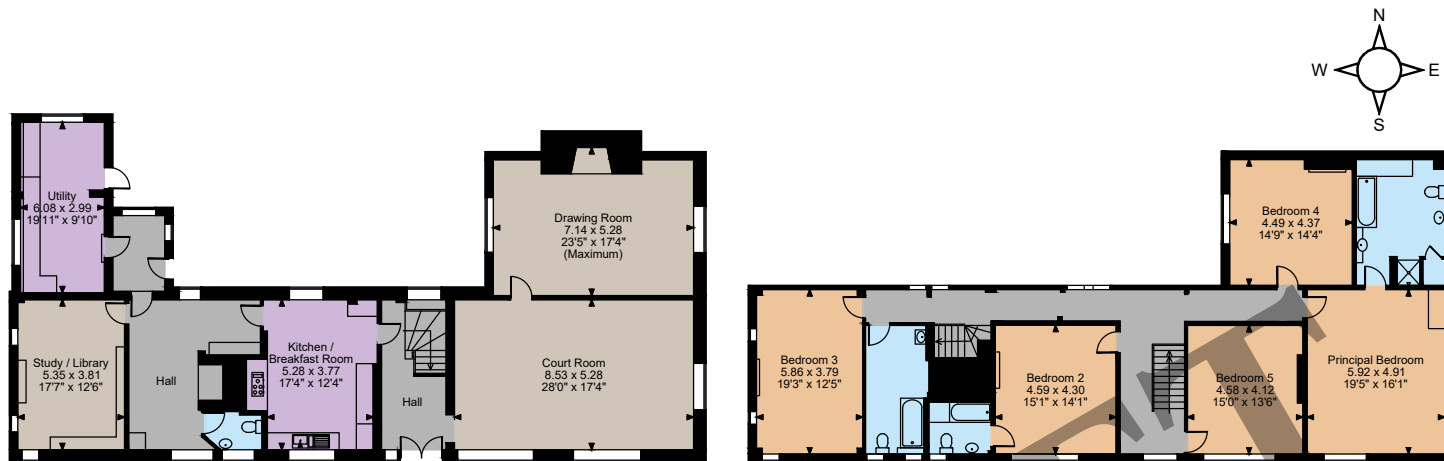
- Ashford Designer Outlet
- Bodiam Castle
- Dover Castle

### Nearby Schools

- Woodchurch CofE Primary
- Hamstreet Primary Academy
- Brenzett CofE Primary
- Other local village primary schools
- Ashford School
- Benenden School
- Bethany School
- Cranbrook School

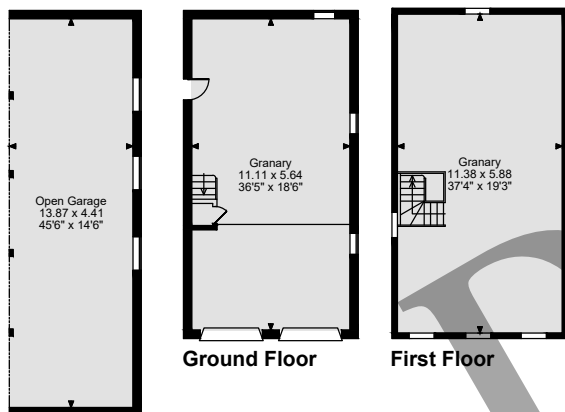






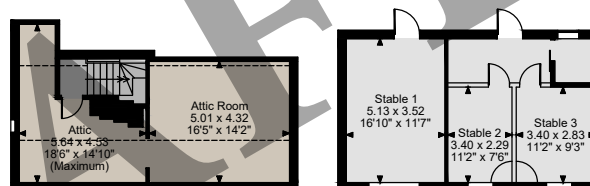
Ground Floor

First Floor

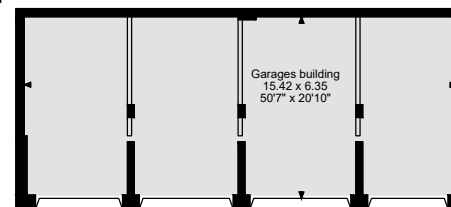


Ground Floor

First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Floorplans

Main House internal area 4,363 sq ft (406 sq m)  
Open Garage internal area 657 sq ft (61 sq m)  
Granary internal area 1,418 sq ft (132 sq m)  
Garage Building internal area 1,114 sq ft (104 sq m)  
Stables internal area 495 sq ft (46 sq m)  
Total internal area 8,051 sq ft (748 sq m)  
For identification purposes only.

## Directions

TN26 3DR

**what3words:** ///compacts.umbrellas.kipper- brings you to the driveway

Turn left down Appledore Road from the B2067. Pass Church Lane on the left and then pass The Wish on the right. The turning into the drive is the first one after passing The Wish, just a hundred yards or so further on.

## General

**Local Authority:** Ashford Borough Council

**Services:** Mains electricity, water and drainage; oil heating

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** E

**Planning:** Prospective purchasers should make their own enquiries of Ashford Borough Council.

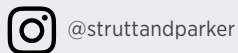
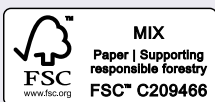
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## Canterbury

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