



Mannering House

Old Surrenden Manor Road, Bethersden, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A superb traditionally styled contemporary country house with paddocks and woodland set in a glorious position

A rarely found and impressive home featuring generously proportioned, flexible accommodation with traditional character but all modern comforts set in 18 acres of land in an accessible rural location.



4 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGE & CARPORT



18.34 ACRES



FREEHOLD



EDGE OF VILLAGE



3,206 SQ FT



**GUIDE PRICE
£1,650,000**



The property

Mannering House is a beautifully crafted family house built in the vernacular style around a solid oak frame by Oakwrights. With exposed timbers and a Kent peg style tiled roof, the house provides the character found in an older building but with the conveniences of a modern home. Completed in 2011, careful thought has gone into the design of the house to ensure it caters for the requirements of family life in great comfort.

The bright accommodation radiates off a wonderful, vaulted hall at the heart of the house. A wide doorway provides an open plan connection to the dining room and double aspect drawing room beyond. Together they provide a flexible space with door to a terrace and lovely views across the garden and land beyond.

Travertine flooring runs throughout these rooms and into the kitchen, which is fitted with traditionally styled units around an island. Double aspect windows to one corner of the room allow plenty of light and

there is ample space for a table. There is a useful utility room and plant room which provides access to the integral three bay garage.

A sitting room and study are set to the front of the house, the latter being adjacent to a shower room providing flexibility for a ground floor bedroom if needed.

An oak staircase rises from the hall to a galleried landing with oak floor and a vaulted ceiling. The principal bedroom has both a dressing room and an en suite shower room. Bedroom two similarly has an en suite shower room and a walk-in wardrobe and stairs rise to a mezzanine level which gives access to a boarded loft. All the bedrooms are a good size, with the remaining two sharing a generous family bathroom.

A further staircase rises to a 29 ft second-floor hobby room, suitable for a variety of uses.

















Outside

Manning House is approached through double five-bar gates over a gravelled driveway providing plenty of parking in front of the house and the double bay carport. The drive continues to the side of the house and a triple garage which is attached to the house. A wildlife pond sits to the front of the house framed by mature oak trees.

The garden surrounding the property is laid mainly to lawn interspersed by specimen trees. There is a large, sheltered terrace behind the house with views across the garden and land beyond. There are a number of fruit trees to the west of the house, including apple, cherry and plum.

The land is arranged as stock proofed paddocks around a delightful bluebell wood. An additional oak framed outbuilding provides a fantastic garden/games room or office with French doors which open to enjoy the view. The building has a wood-burning stove, mains water and power. The property offers a wonderful lifestyle with a fantastic amount of land to enjoy as desired.

Location

Bethersden is a delightful Kentish village with local shops, a church, Post Office, two pubs and primary schooling. There is a cricket club as well as a recreation ground with tennis and basketball courts, a football pitch and children's play area. The Local villages, including Woodchurch, offer a range of further amenities. More comprehensive leisure, educational and shopping facilities including supermarkets are found in nearby Ashford and Tenterden.

The property enjoys easy access to coastal beaches at Camber Sands (19 miles) and Littlestone (17.6 miles), where there is also an excellent links golf course.

Communications are excellent: local roads link to the M20 and motorway network beyond. Pluckley station (3.3 miles) offers regular services to multiple London stations and fast trains from Ashford International (5.2 miles) reach London and Eurostar services in less than 40 minutes. The area has good access to the Continent.



Distances

- Bethersden 1.2 miles
- Woodchurch 5.3 miles
- M20 (Jct. 9) 5.3 miles
- Ashford 5.6 miles
- Tenterden 7.3 miles
- Maidstone 20.7 miles
- Canterbury 21.6 miles
- London Gatwick Airport 59 miles
- Central London 60.8 miles

Nearby Stations

- Pluckley
- Ashford International
- Ham Street
- Headcorn

Key Locations

- Sissinghurst Castle Garden
- Bodiam Castle
- Hole Park Gardens

- Tenterden Railway (Kent & East Sussex Railway)
- Smallhythe Place
- Chapel Down Vineyard
- Biddenden Vineyards
- Rare Breeds Centre
- The Big Cat Sanctuary
- Rye Heritage Centre
- Great Dixter House and Gardens
- Ashford Designer Outlet
- Godinton House and Gardens
- Headcorn Aerodrome

Nearby Schools

- Great Chart Primary School
- Highworth Grammar School
- Ashford School
- Spring Grove School
- Benenden School



Mannering House

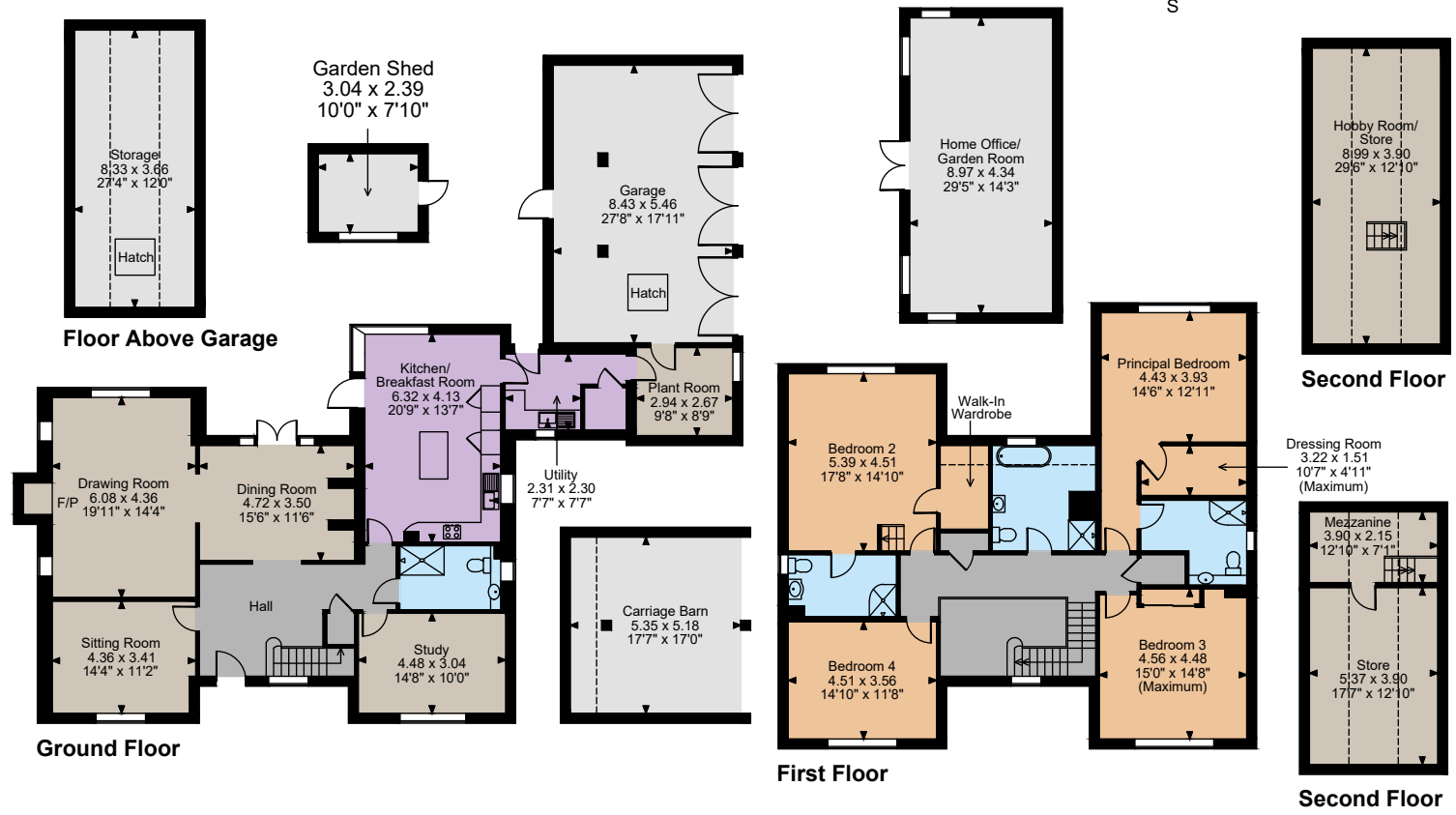
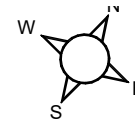
■ Total Area - (7.42 ha / 18.34 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Z24721-01 | Date 26.03.25





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

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref dia/8639003/SS

Floorplans

Main House internal area 3,206 sq ft (298 sq m)

Garage internal area 631 sq ft (59 sq m)

Outbuildings internal area 749 sq ft (70 sq m)

Total internal area 4,586 sq ft (426 sq m)

For identification purposes only.

Directions

TN26 3DJ

What3words: ///stored.milk.shorthand - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: Mains electricity and water. A rainwater harvester has been installed for outside use. We understand that the private drainage at this property complies with the relevant regulations. Heating via ground source heat pump, solar thermal panels and mechanical ventilation heat recovery.

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

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

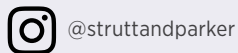
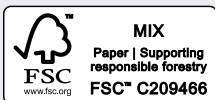
Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

