

Belmont
Smarden Road, Pluckley



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**3,470 sq ft (322 sq m) | Freehold
3 reception rooms | 4 bedrooms
Parking area | Garden | About 0.7 of an acre**

Guide price £1,250,000

An exceptional country home combining bespoke design, beautifully landscaped gardens and outstanding future potential.

Belmont is an exceptional home set within 0.7 acres of beautifully landscaped, south-facing gardens with uninterrupted countryside views. Meticulously improved over two decades, the property blends thoughtful design and high-quality craftsmanship with an idyllic village setting.

The interior has been carefully reimagined, featuring a bespoke kitchen, hand-built dressing rooms, and high-end storage solutions. Recent upgrades - including new appliances and Aqualisa showers - ensure modern convenience. The heart of the home is a spacious open-plan kitchen, dining, and family room that opens via bi-fold doors to a large terrace, making it perfect for entertaining.

Accommodation includes a luxurious principal suite with air conditioning and a bespoke dressing room, along with three further generous bedrooms and two well-appointed bathrooms, with an additional shower room found on the ground floor.

The low-maintenance gardens offer year-round interest, featuring over 20,000 spring bulbs and a productive orchard with irrigation system. There are existing services in place should a future owner wish to reinstall a swimming pool or swim spa.

Furthermore, Belmont offers significant potential for growth: two separate planning consents have been granted for a substantial triple garage with self-contained accommodation (foundations already in place) and a 1,200 sq ft extension. (See Ashford Borough Council Planning Portal refs: 19/00734/AS and 15/00354/AS). The large, boarded loft offers further potential to expand the accommodation.

Belmont is a rare find that combines privacy, elegance, and versatility, offering an exceptional lifestyle with exciting possibilities for the future.



Location

Set in the heart of Pluckley, one of Kent's most picturesque villages, Belmont offers the perfect balance of peaceful country living and modern convenience. With three welcoming pubs, a village shop, post office, butcher and farm shop all within easy walking distance, together with direct rail services to London Bridge in just over an hour, it is easy to understand why so many families choose to call the village home.

Best known as the filming location for The Darling Buds of May, Pluckley perfectly captures the timeless charm of rural Kent, with a warm and welcoming community that has made it a wonderful place to raise a family.

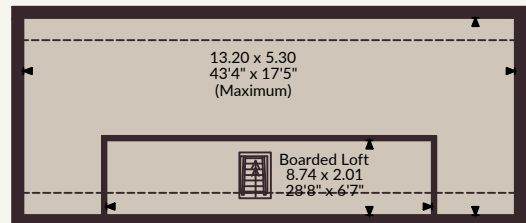
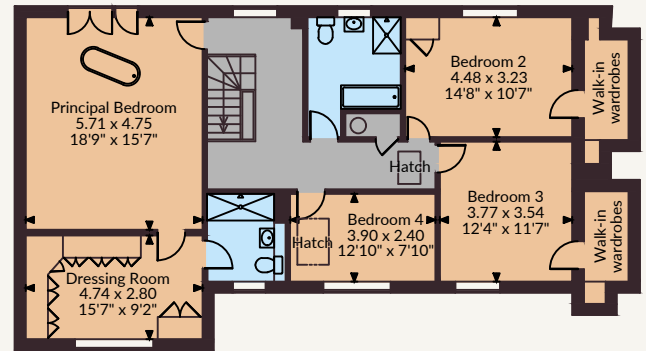
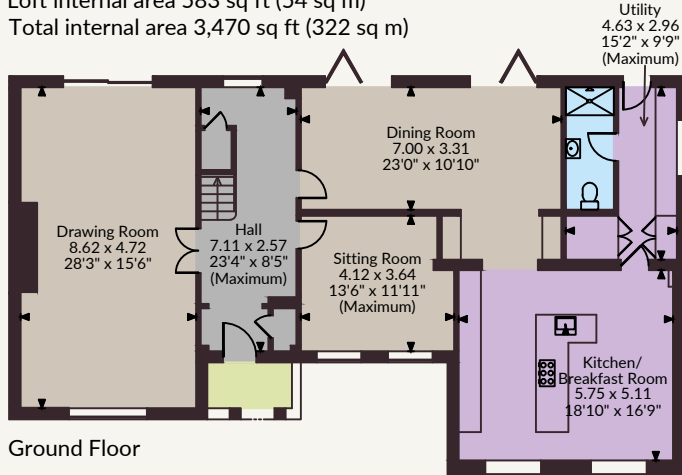
Postcode region: TN27

General

Local Authority: Ashford Borough Council
Services: All mains services.
Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Belmont Smarden Road, Pluckley
 Main House internal area 2,887 sq ft (268 sq m)
 Loft internal area 583 sq ft (54 sq m)
 Total internal area 3,470 sq ft (322 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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