



The Black House
Southernden Road, Egerton, Kent

A remarkable country estate thoughtfully crafted around a captivating 16th century home

A charming unlisted residence, the enchanting home offers elegant living amidst a tapestry of timeless beauty. Nestled in a serene rural setting, it is graced by sweeping countryside views and adorned with an array of splendid features, a walled swimming pool and pool house and a secluded tennis court. All comes together in a place where life slows, beauty surrounds and memories are made.



7 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGING/ DRIVEWAY



ABOUT 3.1 ACRES



FREEHOLD



RURAL/ VILLAGE



3,438 SQ FT



**LOT 1 GUIDE PRICE
£1,650,000**

Lot 1 - The Black House

The Black House is a charming country home nestled in the peace and quiet of the Kentish countryside yet well placed to access the rail and road networks and thus a highly appealing lifestyle.

The house provides a wonderfully comfortable balance of accommodation which has been skilfully created around the 16th century origins, enhancing the accommodation whilst maintaining the original features and quality of the period building. As a result, the house provides the more open plan day-to-day living spaces so sought after by families, as well as separate reception rooms in which to relax. Surrounded by stunning mature gardens and grounds, which provide the perfect backdrop, the house is immersed in its idyllic rural surroundings.

The front door is situated as traditionally found in a Kentish farmhouse opening to a lobby adjacent to a substantial chimney stack with rooms either side. The drawing room is a generous room with a deep inglenook fireplace and windows to three aspects

allowing plenty of light. To the other side the space opens up to provide a generous morning, dining and kitchen space with exposed timbers loosely dividing the different areas. Oak floorboards and honey colour beams continue throughout giving character and warmth. The traditionally styled bespoke kitchen by Mounts Hill Woodcraft provides a timeless and practical space arranged around an Aga. A garden room with sleek Crittall style fenestration and French doors sits neatly to the southeast elevation and connects the house with the pretty gardens.

Adjacent to the kitchen a comfortable sitting room occupies a beautifully crafted later addition to the building. Beams emulate the original character, and a further deep inglenook is a wonderful focal point housing a wood burning stove.

A boot/utility room with a door leading outside, provides the practical space so essential to the smooth functioning of a country home. There is also a cloakroom.



Lot 1 (continued)

The bedroom accommodation has a flexible layout accessed by two staircases, each leading to landings from which the stairs continue to the second floor. To one end two bedrooms sit either side of a family shower room and to the other is the principal bedroom and a bathroom with a freestanding bath. An interconnecting room can be independently accessed from either landing so can be used as a further bedroom or as it is currently, as a peaceful study.

The attic bedrooms with beautiful, exposed roof timbers, can be used independently access via the two staircases whilst also interconnecting to provide a super bedroom and dressing room if desired. There is a convenient WC at this level and a cosy snug area.

Outside

Set within just over three acres of idyllic grounds, this enchanting property boasts irresistible kerb appeal and is approached via a gravel driveway that offers both privacy and space.

The drive divides the main house from a barn with two double garages, an external staircase to a studio/games room with a useful cloakroom.

The beautifully tended formal gardens resemble parkland framed by mature trees and a nature stream as the border, creating a setting of timeless tranquillity. At the heart lies a generous stone terrace, a walled swimming pool garden and delightful pool house and secluded tennis court. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over the property's enclosed fields and countryside beyond.









Location

The Black House is set in a tranquil location. The property is surrounded by countryside and enjoys rural views. The picturesque village of Egerton is one of the most sought-after villages in the area and provides a range of local amenities, including a store with Post Office, pub, primary school, church and village hall. The award-winning Frasers restaurant is near the property.

Between them, nearby Pluckley, Lenham, Charing, Smarden and Headcorn provide railway stations, GP surgeries, dentists, butchers, bakers, farm shops, newsagents and small supermarkets together with several pubs and eating establishments.

Further afield, Ashford, Maidstone, Tenterden and Canterbury provide more comprehensive facilities and amenities.

Commuter trains operate from nearby Headcorn with services to London Bridge, Cannon Street and Charing Cross with journey times from 58 minutes.

Headcorn also offers services to Ashford International for connecting to the High-speed service to London St Pancras from 36 minutes. The M20 is easily reached at junction 8 or 9, for fast access to the Channel Tunnel.

Lot 2 - Stableyard, outbuildings and paddocks

Available in addition, and subject to separate negotiation, the characterful stableyard features an additional workshop, a standalone stable, a traditional stable block with three loose boxes, a tack/feed room and additional storage – all neighbouring an all-weather arena adjoining approximately 2.9 acres of fenced paddocks and ideal for equestrian pursuits.

Lot 2 can be accessed via the main entrance by turning immediately left or by a separate gate off the road, located just beyond the manège.

Agent's note: Lot 2 will not be sold before Lot 1.



Distances

- Headcorn 3.3 miles
- M20 (Junction 8) 9.5 miles
- Ashford 11.5 miles
- Tenterden 11.6 miles
- Maidstone 12.9 miles
- Canterbury 21 miles
- Eurotunnel terminal 25 miles
- London Gatwick Airport 46.5 miles
- Central London 50.5 miles

Nearby Stations

- Headcorn (Ashford International from 14 minutes)
- Lenham
- Pluckley
- Ashford International (London St Pancras from 36 minutes)

Key Locations

- Kent Downs National Landscape
- Leeds Castle
- Greensand Ridge
- The Pilgrims Way
- Mote Park
- Canterbury Cathedral

Nearby Schools

- Egerton Primary School
- Sutton Valence Preparatory and Senior Schools
- Cranbrook School
- Dulwich Preparatory School in Cranbrook
- Homewood School and Sixth Form in Tenterden
- Primary schools in the local villages of Smarden, Lenham and others
- Secondary and grammar schools in Ashford and Maidstone
- Headcorn station provides access to Tonbridge and Sevenoaks schools.











Barham Mill
Cottage

36.3m

Lot 2 - 2.9 acres

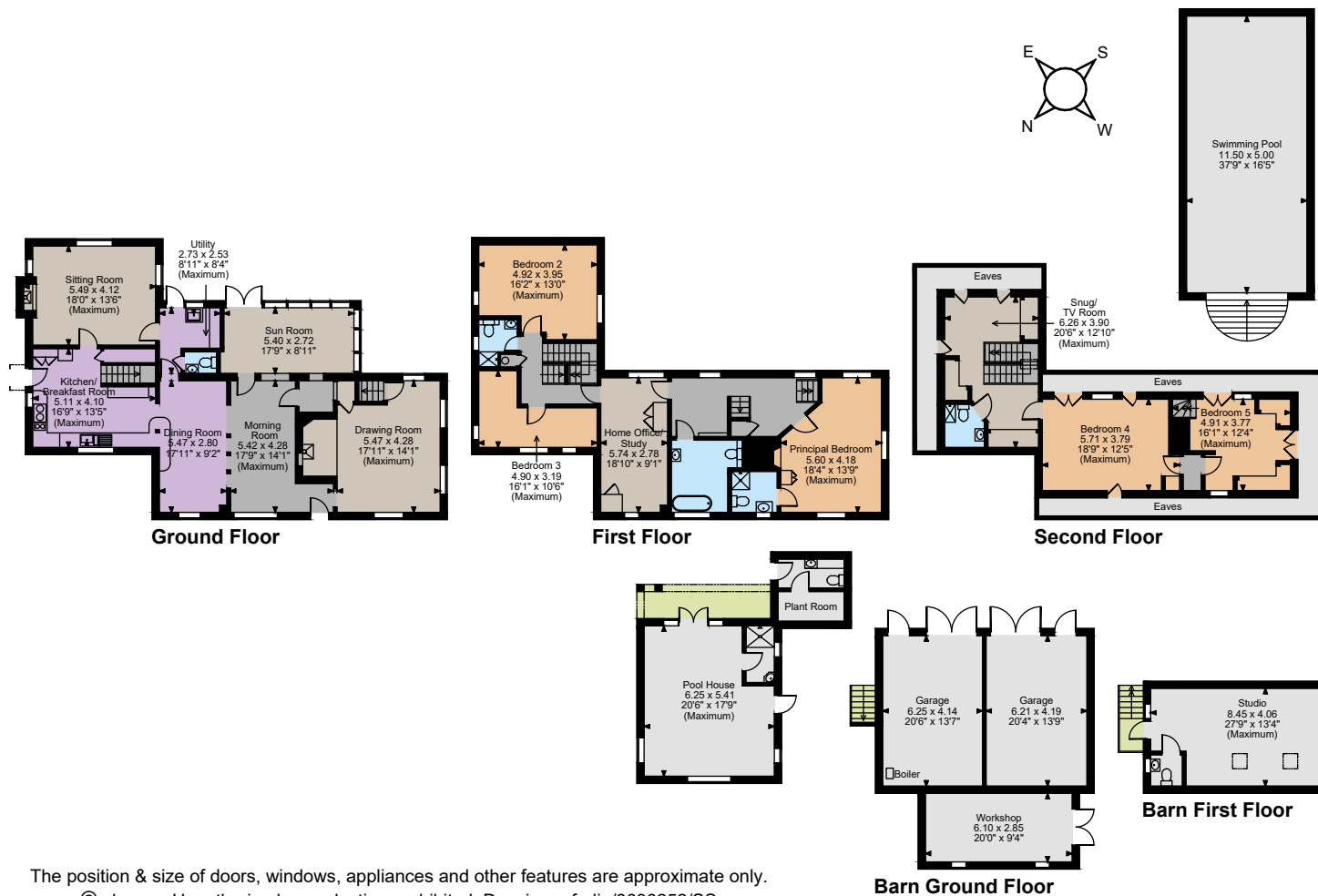
The Black House

Lot 1 - 3.1 acres

38.1m

CS





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

Main House internal area 3,438 sq ft (319 sq m)
Barn Building internal area 1162 sq ft (108 sq m)
Outbuilding internal area 1577 sq ft (147 sq m)
(Excluding Pool)
Total internal area 6,177 sq ft (574 sq m)
For identification purposes only.

Directions

TN27 9BT

What3words: ///furnish.unicorns.outdoor - brings you to the driveway

General

Local Authority: Maidstone Borough Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. LPG for heating and the Aga.

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

Council Tax: Band F

EPC Rating: D

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

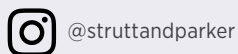
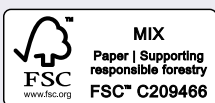
Agent's Note: Available as a whole or in 2 Lots. Lot 2 will not be sold before Lot 1.

Canterbury

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