



# The Black House

Southernden Road, Egerton, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A striking period family home in a quiet rural location set in beautiful gardens

A 16th century farmhouse set within glorious gardens with seamless modern additions including swimming pool, tennis court and equestrian facilities, sitting in approximately 6 acres of grounds.



**7 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGING/ DRIVEWAY**



**ABOUT 6 ACRES**



**FREEHOLD**



**RURAL/ VILLAGE**



**3,438 SQ FT**



**GUIDE PRICE £1,925,000**



### The property

The Black House is situated along a peaceful country lane with rural vistas from all angles and is an idyllic setting that is ideal for getting away from it all yet close to local amenities and all within an hour of London.

The property is an exceptional family home that has been lovingly maintained and enhanced by the current owner. Attention to detail has been meticulous, particularly regarding the way in which the property has been extended. The new has been seamlessly blended with the original building, which is believed to date from the early 16th century, and the finishing touches have been well researched and thought out. The internal space, whilst retaining many of the original features, is complemented by more contemporary fixtures and fittings.

Arranged over three floors, The Black House offers almost 3,500 sq ft of bright and spacious accommodation. The triple aspect drawing room has a majestic inglenook fireplace with bressumer beam

over; the fireplace retains an original bread oven. Adjacent is the morning room, an ideal place for enjoying a morning coffee, and which flows seamlessly through to the formal dining room. This space is open plan to the kitchen/breakfast room, which is fitted with a bespoke Mounts Hill Woodcraft kitchen with quartz worktops and a gas Aga with Bosch two ring electric hotplate. A useful cloakroom sits alongside a utility room with a door to the garden.

The bright triple aspect family room also has an inglenook fireplace fitted with a wood-burning stove. The fantastic sun room has full height glass windows to two aspects and French doors to the terrace.

On the first floor, the triple aspect principal bedroom enjoys wonderful rural views and has an en suite shower room. Two further double bedrooms, together with a family bathroom and a separate shower room are found at this level. Both shower rooms have natural limestone tiling. There is also a dual aspect home office/study. The second floor has a snug/TV room, two double bedrooms and a shower room.





















## Outside

The property sits in grounds of around 6 acres. The gardens are beautifully maintained and have been carefully planted to provide seasonal interest; they have been designed to create a series of outdoor rooms, with something to catch the eye at every turn.

A gravel driveway provides for parking adjacent to the oak-framed barn, which has Kentish tiles on a fly hip roof and is arranged as garaging for a number of cars, together with an adjoining workshop. The barn's first floor games room with cloakroom is accessed via an external staircase.

The property also has a heated swimming pool with pool house and a sunken fully fenced tennis court with practice wall. There is a hard standing yard with stabling and tack room, a horse arena, paddocks and a meadow.

## Location

The Black House is set in an idyllic and tranquil location. The property is surrounded by countryside

and enjoys rural views at every turn. 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, airports and the national motorway network.



## 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
- Kent Life
- 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

The Black House

38.1m

CS

0m 20m 40m 60m

© Crown copyright and database rights 2025. OS AC0000813445

**Promap**  
LANDMARK INFORMATION





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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8638252/SS

## 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. Confirmation is being sought. 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

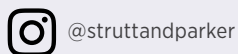
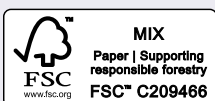
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not,

## 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.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2019, June 2021 and June 2023. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited