



Surrenden House

Surrenden Park, Pluckley, Kent



BNP PARIBAS GROUP

A fascinating country house with enchanting gardens, immersed in glorious Kentish countryside

A magnificent country house of great elegance set in beautiful landscaped gardens surrounded by rolling countryside, yet within easy reach of the small village of Pluckley and the bustling town of Ashford with its excellent amenities and transport connections.



6 RECEPTION ROOMS



6 BEDROOMS



**4 BATHROOMS
3 CLOAK-ROOMS**



**CAR PORT/
DRIVEWAY**



**ABOUT
8.6 ACRES**



FREEHOLD



RURAL



5,104 SQ FT



**GUIDE PRICE
£1,825,000**



The property

Surrenden House is a gracious Grade II listed country home set in beautiful grounds. The house itself is the remaining wing of the once vast Surrenden Dering, a manor house first built on the site during the reign of Charles I and largely consumed by fire in 1952. The proportions and elegance of the house were much enhanced by the late owner, George Oakes, a decorative artist renowned for his work for the hallowed British interiors firm Colefax & Fowler, and whose flair for design extended to the gardens, a notable feature of the property, being laid out in part within the footprint of the original mansion.

With neighbouring properties created from the former coach house and stables, the past grandeur of the estate is evident and translates into the special nature and atmosphere of the setting.

The front door opens to a flagstone hall the depth of the house, either side of which gracious reception rooms set the scene for the house. The double aspect drawing room enjoys views to the gardens through tall

windows and has a fireplace with a wood-burning stove. The 'Big Hall' as it is affectionately known is a breathtaking room open to the full height with a galleried staircase, flag stone floor and wide door to the terrace. Both these rooms offer elegant spaces in which to entertain in conjunction with a generous dining room.

The east wing of the house is home to the 'everyday' entrance hall, off which is a useful laundry room and study with a wonderful family kitchen beyond. Flooded with light and enjoying views of the garden, it opens in turn to a charming conservatory. Being the heart of the house, the kitchen is fitted with traditional units around an Aga and Island.

The principal bedroom suite is set off the galleried landing overlooking the Big Hall and incorporates a generous bedroom, dressing room with en suite cloakroom and a further dressing/sitting area, off which is a secondary bedroom and bathroom. The remainder of the bedrooms are in the east wing, two are en suite and two share a Jack and Jill bathroom.

















Outside

The gardens of Surrenden House are a stunning and suitably established backdrop to the house providing a wonderful environment in which to journey through.

Set behind the house a sheltered south facing terrace looks across lawns which stretch away from the house, contained by clipped yew hedges with lime tree avenues and a box parterre garden planted with lavender. Stone steps lead gently down to further level lawns with a wildlife pond, and a balustrade sits atop a magical shell grotto, an utterly enchanting masterpiece, playfully and painstakingly created by the late owner.

As the gardens become more distant from the house, they become less formal, softened by wildflower meadows and shaded woodland looking out over a ha-ha to neighbouring farmland. Magnificent specimen trees, original walls and outbuildings, including a wonderful game larder, are reminders of the history in which the property is steeped. There is a walled vegetable garden and orchard.

Surrenden House is approached over a drive over which the neighbouring properties have a right of way. A private driveway continues to parking in front of a carport.

Location

The property is set in a rural position just outside the village of Pluckley, surrounded by beautiful rolling countryside. Pluckley has a pub, village shop, butcher and a primary school, while nearby Charing offers easy access to further amenities. There are more comprehensive facilities in Ashford, which also provides a choice of schools in both the state and private sectors.

The M20 provides excellent road access, while Ashford International offers services to London St Pancras from around 36 minutes. Pluckley station connects to Ashford International and offers services to Charing Cross (from 76 mins). The area has good access to Europe via the Port of Dover and Eurotunnel at Folkestone.

Distances

- Pluckley 1.2 miles
- Charing 3.8 miles
- Ashford 6.1 miles
- Tenterden 10.1 miles

Nearby Stations

- Pluckley
- Charing
- Ashford International

Key Locations

- Kent Downs National Landscape
- Sissinghurst Castle & Gardens
- Canterbury Cathedral
- Ashford Designer Outlet
- Doddington Place Gardens
- Bedgebury National Pinetum

Nearby Schools

- Various local village primary schools
- Spring Grove School
- Highworth Grammar School
- Lorenden Prep School
- Sutton Valence School
- Ashford Grammar Schools
- Canterbury Grammar Schools
- Kent College
- The King's School, Canterbury













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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 5,104 sq ft (474 sq m)
Carport internal area 361 sq ft (34 sq m)
Outbuildings internal area 1,771 sq ft (165 sq m)
Total internal area 7,236 sq ft (672 sq m)
For identification purposes only.

Directions

TN27 OPR

what3words: ///repaying.cabinet.workers - brings you to the driveway.

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 G

EPC Rating: F

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

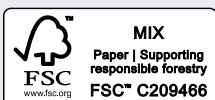
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