

Swanton Old House Bredgar



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3,514 sq ft (327 sq m) | Freehold
3 reception rooms | 5 bedrooms
Double garage | Gardens | About 2 acres

Guide price £1,225,000

An historic Grade II listed timber-framed property of exceptional significance, set within mature gardens in the heart of rural Kent.

Swanton Old House is a remarkable late 16th century timber-framed property, dating from around 1579 and reflecting the transition from the medieval hall-house tradition to post-medieval domestic planning. Rich in architectural character, the property displays striking jettied elevations, exposed oak framing and a wealth of historic detailing.

The house retains many original features, including impressive inglenook fireplaces, leaded-light windows and a brick-lined cellar, presenting a rare opportunity to own an important piece of Kent's architectural heritage.

The ground floor accommodation is arranged around impressive reception spaces. The formal dining room and dual-aspect sitting room both feature magnificent fireplaces, creating warm and inviting environments.

The kitchen, with views over the garden, has a Rayburn and traditional style cupboards, supported by an adjoining utility room, together with a larder and spacious boot room with cloakroom. A dedicated study provides an ideal space for home working or additional reception room, whilst the substantial cellar offers further storage potential.

The first floor is reached via a wide staircase rising to a galleried landing. There are five well-proportioned bedrooms, many showcasing the intricate timber framework of the building. The principal bedroom benefits from a dedicated dressing room, while this level is served by two family bathrooms and a shower room. All the bedrooms enjoy pleasing views across the property's grounds or the surrounding countryside.



Outside
Swanton Old House is approached via a long, sweeping drive providing ample parking and leading to a detached double garage with an attached store. The gardens and ground offer a wonderful combination of formal and informal landscaping with a south facing terrace, mature specimen trees, herbaceous borders and expansive lawns, along with a potting shed.

A stone-flagged terrace to the rear provides an ideal setting for al fresco dining, overlooking the paddocks and the peaceful rural landscape beyond.

Agent's Note: Planning consent has been given for the erection of a new 4-bay garage with one bedroom annexe over (Swale Borough Council Planning ref: 24/503138/FULL)

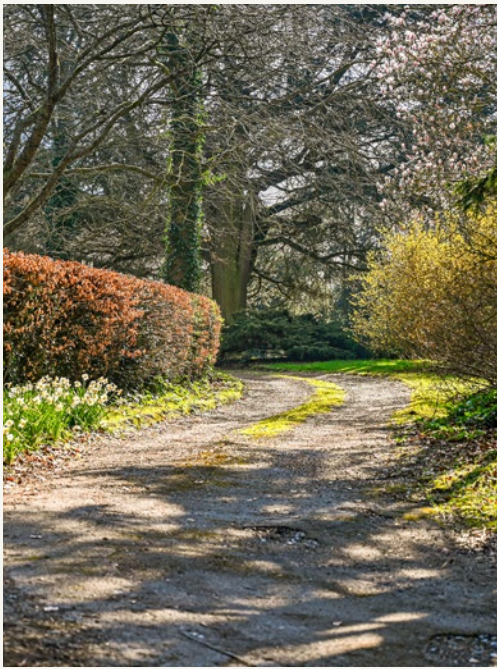
Location
Swanton Old House is situated in the attractive village of Bredgar, which benefits from a village pub, farm shop, café and Post Office, together with a recreation ground and village hall. Nearby Sittingbourne, Maidstone and Faversham provide a broad range of shopping, leisure and everyday amenities.

The area is well served by respected independent schools, including Sutton Valence School, King's School Rochester and Tonbridge School.

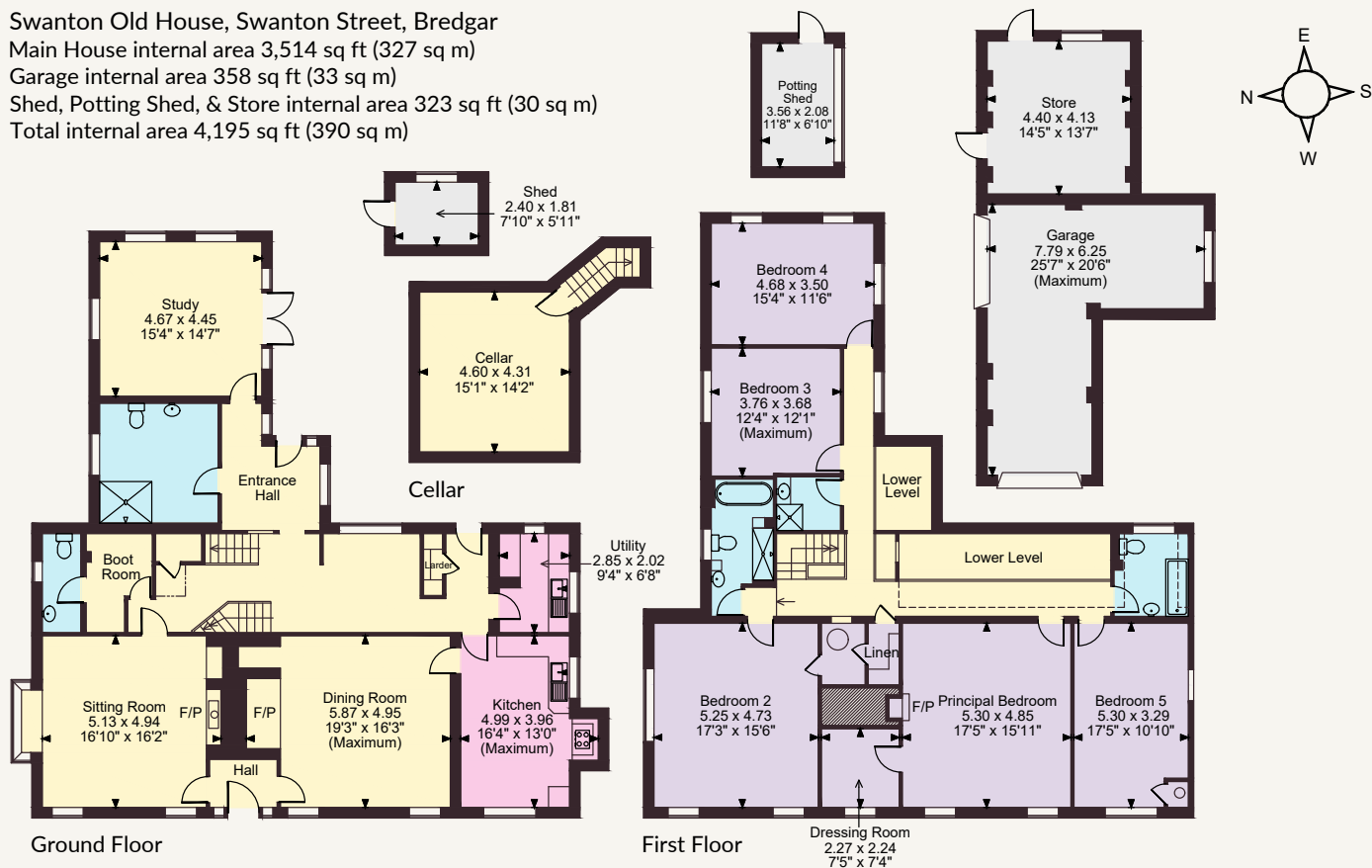
Transport connections are excellent, with the M2 and M20 providing access to the wider motorway network and Sittingbourne and Hollingbourne railway stations offering regular services to multiple London terminals. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: ME9

General
Local Authority: Swale Borough Council
Services: Mains electricity and water. Oil heating. We understand that the private drainage is to a cesspit and is therefore compliant with the relevant regulations.
Planning: Prospective purchasers should make their own enquiries of Swale Borough Council.
Council Tax: Band G EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Swanton Old House, Swanton Street, Bredgar
 Main House internal area 3,514 sq ft (327 sq m)
 Garage internal area 358 sq ft (33 sq m)
 Shed, Potting Shed, & Store internal area 323 sq ft (30 sq m)
 Total internal area 4,195 sq ft (390 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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