



# Great Engeham Manor and Barn

Woodchurch, Kent



BNP PARIBAS GROUP 

## A Grade II listed manor house in a beautiful rural setting with an indoor pool and detached barn conversion

A handsome family home, believed to date from the 15th century, offering beautifully presented accommodation full of period features set in appealing grounds, together with outbuildings, swimming pool, and a converted barn currently providing a holiday let. Located on the outer fringes of a sought-after village, near to local village and town centre amenities.



**5 RECEPTION ROOMS**



**7 BEDROOMS**



**3 BED BARN HOLIDAY LET**



**GARAGING**



**ABOUT 3.7 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**8,318 SQ FT**



**GUIDE PRICE £2,000,000**



### Great Engeham Manor

Great Engeham Manor is a beautiful country house well set within wonderful grounds. In addition to the principal house, which dates from the 15th century and provides a well cared for and extremely comfortable family home, a converted barn provides sensational secondary accommodation.

The configuration of this substantial and historic timber-framed house has evolved over the years from its origins as a hall house, to provide elegant and characterful living and entertaining space, full of period details including beautiful exposed beams.

The front door opens to a lobby, either side of which - set across the front of the house - are fine reception rooms. The drawing room has panelled walls, an ornate carved stone fireplace and a large leaded light bay window. Vertical timbers and a step down leads to the dining room, a wonderfully intimate space with heavily timbered ceilings creating a wonderful atmosphere for formal dining. There is also a large sitting room with wooden floorboards and a wood-

burning stove. These rooms return to an inner hall, providing a flexible sitting or breakfast room easily accessible from the kitchen, being a vaulted space with exposed wattle and daub and timber framing with a galleried landing above. Two staircases, one with neatly fitted storage beneath, rise to the first floor.

Beyond, the stunning kitchen opens out with bespoke cabinetry by Mounts Hill Woodcraft. Two islands provide masses of workspace, housing an Aga, and provide seating, making for a convivial arrangement. French doors open to a terrace behind the house. A useful boot room leads to the back door.

To the other side of the house is a music room with a door to the front and French doors to the terrace. Adjacent is a laundry room. Continuing on is a spacious games room with a bar and the indoor swimming pool, all of which have doors opening to the terrace behind the house. There is a useful store room as well as a changing room and cloakroom.







An oak staircase arrives at a luxurious landing, creating a fabulous sense of space. The principal bedroom is a generous room with extensive fitted wardrobes and a well-appointed en suite bathroom with a freestanding bath and separate shower. There are four further double bedrooms - one with an en suite shower room and another with Jack and Jill access to a family bathroom with freestanding bath, also accessible from the landing. There is an additional family bathroom again with freestanding bath and separate shower.

Two remaining double bedrooms and a further shower room can be found on the second floor, most recently making an ideal teenager's suite.

### Outside

Great Engham Manor is approached over a sweeping gravelled carriage driveway, providing parking and giving access to garaging.

To the front an expanse of lawn bordered by mature trees provides a picturesque setting for the house and barn. There is a pond to the left of the approach with weeping willow.

Behind the house a vast stone terrace provides a sensational setting for alfresco entertaining, linking the ground floor rooms of the house and the pool with the garden.

Lawns continue to stretch away from the house where there is a large breeze house to enjoy before reaching the lake. Dotted with islands, the lake provides a beautiful feature to enjoy on and off the water. A delightful gothic stone folly makes a charming Wendy house or garden room.













## Great Engeham Barn

The superb converted barn sits to the south-west of the house and provides spacious secondary accommodation. Currently providing a stylish holiday let, it has potential for use as ancillary accommodation subject to any necessary consents.

The accommodation is arranged around a stunning vaulted sitting/dining room with freestanding wood-burner and full-height glazing, incorporating two sets of French doors to a private garden.

There is a fitted kitchen and two ground floor bedrooms, one of which has an en suite WC, as well as a family shower room.

Stairs rise to the first floor where a galleried landing provides a seating area. A third bedroom space is tucked away behind clever partitions providing bookshelves and storage.

A sheltered garden to the front of Great Engeham Barn allow occupants a private space to enjoy.

## Location

Woodchurch has a village store, butcher, GP surgery, primary school and two pubs. The historic town of Tenterden offers further shopping, a leisure centre, golf club and Waitrose and Tesco supermarkets. More extensive shopping, leisure and recreational facilities are available in Ashford and the ancient Cinque Port town of Rye. Nearby beaches include Camber Sands and Littlestone, where there is also a links golf course.

Communications links are excellent. The property enjoys easy access to the M20, linking to the motorway network, London and its airports. High Speed One Trains from Ashford International (6.9 miles) to London St Pancras take from 36 minutes. Alternatively, direct services from Pluckley (5.2 miles) to Charing Cross, London Bridge or Cannon Street take from 74 minutes.

The area has good access to the Continent via Eurotunnel and the Port of Dover.



## Distances

- Woodchurch 2.5 miles
- Tenterden 5.9 miles
- Ashford and Ashford International 6.9 miles
- M20 (Junction 9) 7.1 miles
- Rye 12.5 miles
- Littlestone 15.4 miles
- Camber Sands 16.2 miles
- London Gatwick Airport 58.8 miles
- Central London 63.2 miles

## Nearby Stations

- Ashford International
- Pluckley
- Ham Street
- Headcorn

## Key Locations

- Sissinghurst Castle
- Bodiam Castle
- Hole Park Gardens
- Tenterden Railway (Kent & East Sussex Railway)
- Chapel Down and Biddenden Vineyards
- Rye Golf Club
- Great Dixter House and Gardens
- Ashford Designer Outlet
- Godinton House and Gardens

## Nearby Schools

- Woodchurch CofE Primary School
- Other local village schools
- Highworth Grammar School
- Norton Knatchbull School
- Ashford School
- Homewood School
- Benenden School





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

Main House internal area 6,725 sq ft (625 sq m)

Barn internal area 1,593 sq ft (148 sq m)

Total internal area 8,318 sq ft (773 sq m)

For identification purposes only.

## Directions

TN26 3PU

**what3words:** ///committee.decades.juicy - brings you to the driveway

## General

**Local Authority:** Ashford 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. Oil-fired heating.

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

**Council Tax:** Band H

**EPC Rating:** E

**Planning:** Prospective purchasers should make their own enquiries of Ashford Borough Council.

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

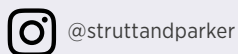
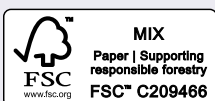
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