



Mill House

Brabourne Lees, Kent, TN25 6QT

A stunning detached country house close to the North Downs and having over 5,000ft² of accommodation including indoor swimming pool complex. Surrounded by its own gardens and land, the house has no close neighbours and is situated just 5 miles from the International Station (Eurostar) London St Pancras 37 minutes.

In all about 6.5 acres.

Guide Price £1,295,000



Accommodation

Galleried Reception Hall with grand split staircase
Cloakroom Drawing Room • Dining Room • Study
Kitchen/Family Room • Utility Room • Indoor Pool
with Sun Lounge • Changing Room • Integral 3 car
garaging • 5 Bedrooms (5 Ensuite) • Double glazed
windows • Oil fired central heating

Gardens and Land

Extensive landscaped gardens • Large paved terrace
Driveway and turning area • Paddock • Fields

Communications

Ashford (Int Station) – 5 miles • Wye (Station) – 5
miles • Eurotunnel – 8 miles • Canterbury – 10 miles





Situation

Mill House is situated just below the North Downs close to a designated Area of Outstanding Natural Beauty. The house is located on the outskirts of the village with no close neighbours yet within reach of local facilities including an excellent village store, well regarded primary school, village hall and the Five Bells gastro pub at East Brabourne.

Wider facilities are available in the attractive village of Wye including shops, restaurants, pubs, state primary school and a new Free School. The village has a railway station connecting with both Canterbury and Ashford High Speed rail stations.

The thriving market town of Ashford is within a few miles including access to the M20 motorway network and major retail outlets. The town provides a choice of schools in both the state and independent sectors including grammar schools for boys and girls.

Mill House

A stunning detached country house set well back from the road within its own grounds and providing over 5,000 ft² of accommodation. The property was built twenty years ago for the current owners own occupation and since updated and remodelled. The accommodation includes a fabulous indoor swimming pool complex with sun lounge and changing rooms although the principal accommodation is still over 4,500 ft². The interior is centred around a superb galleried reception hall and landing with a grand split level staircase, there are 5 bedrooms all ensuite and 3 reception rooms along with a through kitchen/family room featuring granite surfaces, an island and integral appliances including double ovens, microwave and steamer ovens, fridge, dishwasher and induction hob. A sitting area at one end has a wood burning stove. From the rear of the house there are two sets of bi-folding doors opening to the large terrace and connected to the house is a triple garage bloc with automated doors and space over.

Gardens and Land

The property is situated well back from the road at the end of a long driveway with turning and parking in front of the house. The driveway is flanked by lawns with a



variety of shrubs and trees and providing a fine frontage to the property. Behind the house there are further lawned gardens stretching towards the rear garden boundary and there is a large terrace adjacent to the rear of the house.

Beyond the garden boundaries to all three sides are fields including a fenced grazing paddock to the right hand side with independent access to the road. To the rear and opposite side is a large field providing a natural habitat for wildlife. In all about 6.5 acres.

Services

Mains water and electricity. Oil fired central heating (separate boiler for pool). Private drainage to septic tank.

Directions

From Ashford M20 Junction 10 follow the A20 past the Tesco superstore signposted towards Sellindge and Hythe. At the Evegate crossroads turn left signposted to Smeeth and follow the road turning right at the Woolpack Inn into Woolopack Hill. Take the second left hand turning into Canterbury Road and follow this road for approximately 0.25 of a mile. Mill House will be found on the right hand side.

Viewing

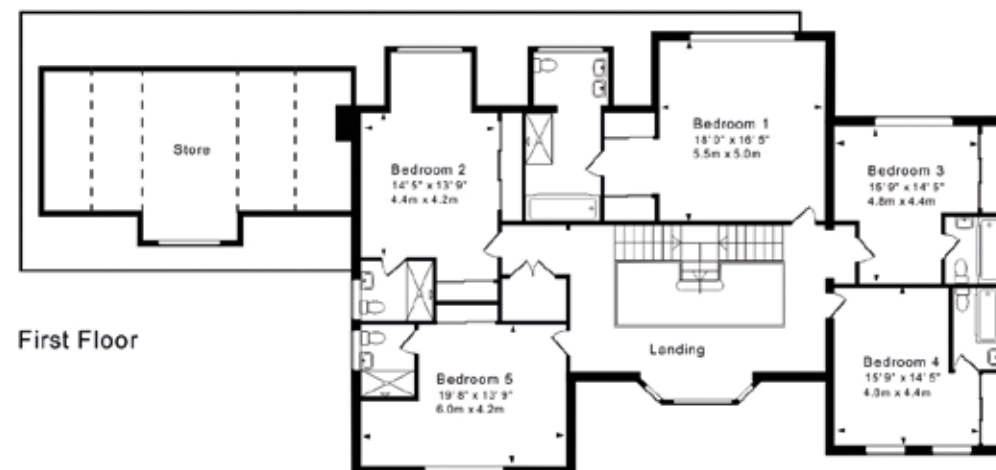
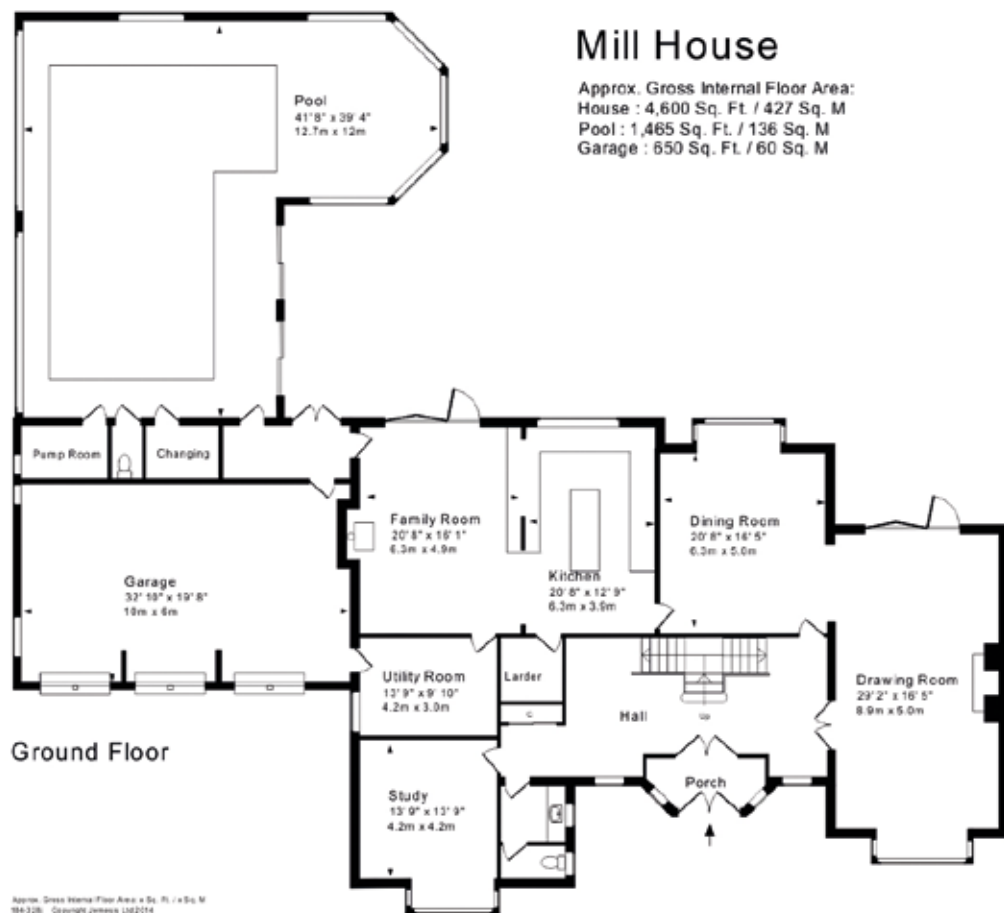
Strictly by appointment only. **(Ref: C1079)**



Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.







Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your

interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/

furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection

or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Brabourne Lees

The villages of Brabourne, Brabourne Lees, East and West Brabourne and Smeeth are located in a cluster beneath The North Downs about 5 miles from Ashford with its fast speed rail link to London St Pancras (37minutes).

There is a choice of high achieving primary schools at Smeeth and Brabourne and within the village

centre is an excellent general store and Post Office close to the village green.

The recently refurbished Five Bells Inn is one of three pubs in the village and is proving a popular venue for those keen to experience the delights of a character gastro pub.

There are lovely rural walks on The Downs and also the nearby deer park at Mersham-le-Hatch.



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Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

Tenterden Office

9 The Fairings
Oaks Road
Tenterden TN30 6QX
01580 766766

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Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

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Whatever stage you are at, feel free to give me a call. I would be happy to help.



Alex J Davies FNAEA MARLA

Director & Head of
Hobbs Parker Country Houses