

INIGO



Pluckley Road

BETHERSDEN, KENT

SOLD

This four-bedroom timber-framed home, replete with early beams, is set in the heart of Kent, between Pluckley and Bethersden. Surrounded by six-and-a-half acres of grounds within the undulating Kentish landscape, this wonderful house makes for the perfect country retreat. Subtly modernised in recent years, the house is set on an open plan that maximises natural light, with floor-to-ceiling windows that ensure the interior spaces blend seamlessly with the outdoors. Sitting just south of Pluckley, where there are swift train services into central London, the house is nestled in a part of Kent adored for its extensive country walks, distinctive architecture and charming pubs.

Pluckley Road

BETHERSDEN, KENT

SOLD



Setting the Scene

The road connecting Pluckley to Bethersden is dotted with ancient farms, their adjoining land and this period barn conversion. Entrance to the house is from the road via automatic gates, opening directly to the grounds. A gravel path winds across the land, passing a lake and a mature orchard en route to the house. The façade is defined by its striking timber framework offset by ochre yellow plasterwork. It is a beautiful example of a historic barn conversion, retaining and highlighting historical architectural features.

The Grand Tour

Entry to the house is to a large hallway, where the clever blend of vernacular features and contemporary living that defines the house is apparent. The space is paved with patina cream flagstones and the walls are painted white; a delicate palette that showcases the excellent quality of light that flows across the plan.



Due to its former iteration as a barn, the house retains large proportions allowing for wide open-plan spaces. In the living area, double-height glass doors open directly to the garden, creating a harmonious connection with the outdoors while allowing light to pour in. On the left is an expansive seating area, subtly partitioned by exposed timber beams and centred by a brick fireplace with an inset wood burner. Next door is an additional living space currently used as a cinema room, and to the other side is a private office space that can also serve as a fourth bedroom.

The kitchen is set to the right of the plan, occupying a wing of the house. The same palette of white walls, cream flagstones and exposed timber beams is used here. The cabinetry is oak, topped with black granite worktops, and there is a large island. A double butler sink is tucked under the window, and a large Britannia cooker is set into the red brick hearth. The dining room is at the back of the space, where large picture windows frame expansive views over the Kent countryside.

Pluckley Road

BETHERSDEN, KENT

SOLD



Two staircases lead to the first floor and three bedrooms. A staircase from the kitchen leads to the principal bedroom, which has a slanted roof complete with exposed timber beams. Here, the sleeping area is surrounded by windows that ensure the room is well-lit throughout the day. There is a clever inbuilt dressing area, with extensive dark grey panelled cupboards offset by striking gold accents. The en suite has been recently fitted with sumptuous marble floors, a teal-tiled shower and a double sink. A second staircase leads from the central living space to the first floor and the landing. On the right is an airy bedroom with a stylish monochrome en suite, while the second bedroom has excellent views over the garden.

An additional wing provides a self-contained annexe. This currently houses a separate kitchen, bedroom and bathroom.

The Great Outdoors

The grounds the house is set within make for an idyllic and bucolic retreat. The main garden area, known as the rose garden, can be accessed directly from the dining and living areas and comprises an expansive lawn with a paved section close to the house. At the bottom of the lawn, a latched gate leads onto further land. Directly from the gravelled driveway is a stable and a large paddocked area, from which there is access to the many public footpaths near the house. Apple and pear trees line the left of the drive, and on the right, a lake is surrounded by an iron gate that guides back to the house.

Out and About

Pluckley Road finds itself in a thriving part of Kent. Pluckley is to the north, with Bethersden also nearby. The latter is known for the 'Bethersden marble' quarried in the area, a material that was used to construct many of Kent's churches and houses. Smarden, to the east, is characterised by its medieval church and its abundance of Tudor houses.

Pluckley Road

BETHERSDEN, KENT

SOLD



Contained between these points are a number of dining options and activities. There are extensive walks on the prehistoric Hothfield Heath, the manor house and gardens at Godinton House are great for those horticulturally minded, and the Headcorn Aerodrome is worth a visit for its collection of spitfires and classic car events. The Dering Arms in Pluckley is also the site of the popular monthly vintage car rally. Bethersden is home to two excellent family-friendly pubs serving traditional cuisine: The Pig & Sty and The Bull Inn, while Smarden has the renowned Chequers Inn. Local produce can be procured from Pluckley Farm and here are two branches of the same family butcher, the Luckhurst butcher, in Pluckley and Smarden.

Schooling options in the local area are excellent. There is a lovely primary school in Pluckley village, and another in Smarden. Goldwyn School, in nearby Godington, is an Ofsted-rated "outstanding" secondary school. Highworth Grammar School in Ashford is a music academy that provides exceptional girls-only education, while in Benenden, there is a highly respected public girls' school. Other secondary schooling options in the area that offer boarding options include the King's School in Canterbury, Tonbridge School for Boys and Sevenoaks, offering the International Baccalaureate.

Maidstone and Ashford are less than twenty minutes' drive in either direction, with Ashford offering quick services into central London in just 37 minutes. Trains also run from nearby Pluckley to London Bridge in around an hour.

Council Tax Band: G

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.