



Simmells, Goldwell Lane, Aldington, Kent

For the finer things in property.

**STRUTT
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BNP PARIBAS GROUP 

Simmells Goldwell Lane, Aldington, Kent TN25 7DX

A beautiful and genteel Grade II Listed country house

M20 (Junction 11) 6.5 miles, Ashford International 6.9 miles (London St Pancras from 36 minutes), Canterbury 19.5 miles

Porch | Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Scullery Pantry | Utility | Cloakroom | Principal bedroom with dressing room and en suite bathroom 3 Further bedrooms (1 en suite) | Family bathroom | 2nd Floor flat comprising: sitting room, kitchen, 2 bedrooms and shower room Storage room | Summer house | Potting shed Triple garage, workshop, stable and stores Greenhouse | Garden | 2 Paddocks | Orchard EPC rating D | About 2.36 acres

The property

Simmells is a fascinating and special home with a unique charm arising from a long and cherished ownership. Purchased by the Foster family in 1963, they have enjoyed the house ever since and its sale presents a rare opportunity.

History records a Robert Symnell owning a property at the site in the 15th century and for whom the house is named, although the spelling varies over time. The present house is understood to date from the latter half of the 16th century and has been owned, amongst others, by a doctor (using the study as his surgery with a waiting room adjacent) and by lady owners following the Second World War, who ran a printing press and built the low stone walls seen in the gardens and orchard.

The summer house and terrace also date from the post-War era and are rumoured to have been constructed for a party held in honour of flamboyant Aldington resident, Noel Coward.

Evolving as these fine houses so often do, Simmells enjoys large early 19th century windows to the east front, which flood the principal reception rooms with light. The drawing room and dining room are set either side of a generous central hall, with the latter and study having elaborately carved timbers to their tall ceilings.

The farmhouse style kitchen sits to the rear; arranged around an Aga, it is the heart of everyday life. A utility, pantry and scullery provide all the practical spaces expected in such a property. The study with a door leading outside completes the ground floor.

Two staircases arrive at the first floor landing, off which the principal bedroom suite looks over the walled garden in front of the house, and a dressing room connects to an en suite bathroom. Two further good sized bedrooms, including an en suite guest room, enjoy large windows to the front. A fourth bedroom is set off a lower landing where there is also a family bathroom.

The second floor provides additional flexible accommodation and is currently arranged as a two bedroom flat with sitting room, kitchen and shower room.

General

Local Authority: Ashford Borough Council

Services: Mains electricity, water and drainage. Solar panels, air source heat pump and oil-fired central heating

Council Tax: Band G

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

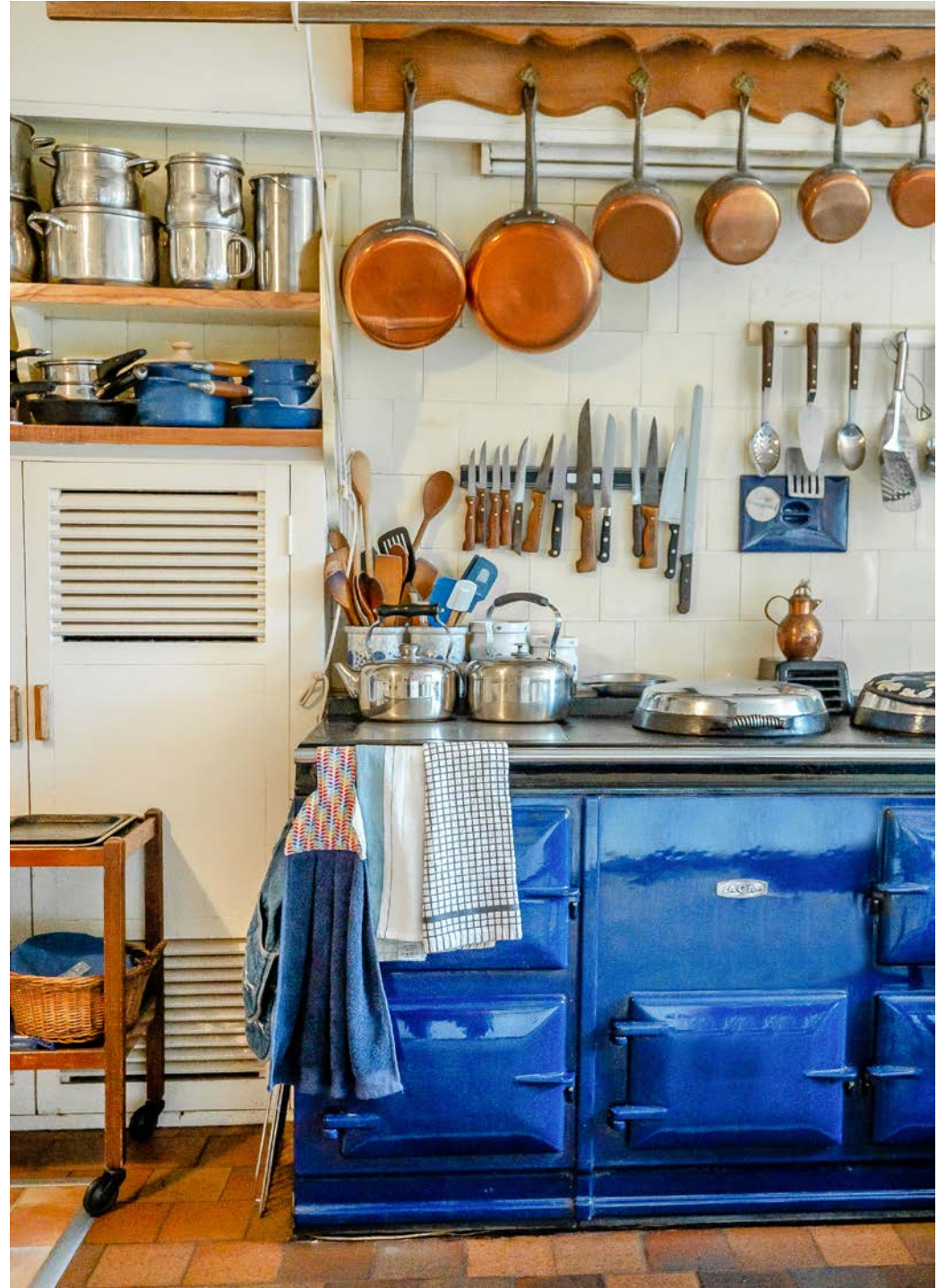
Tenure: Freehold

Guide Price: £1,450,000

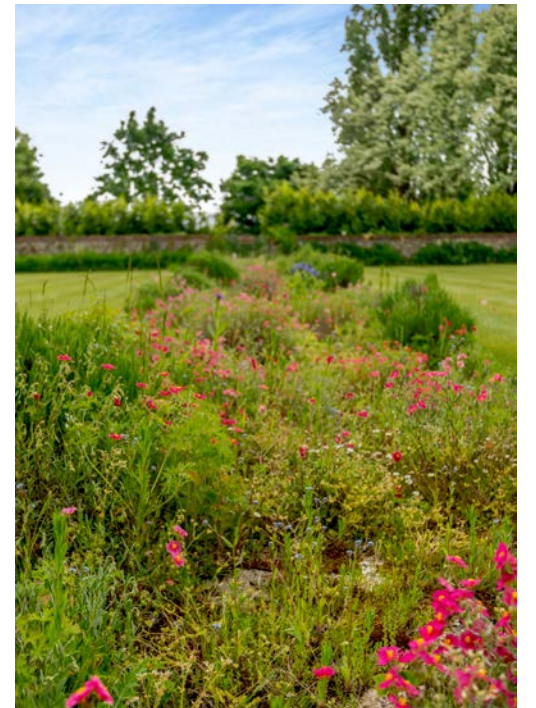














Outside

Simnells is approached over a gravel drive arriving at the side of the house and in front of the garage. This attractive ragstone building also provides an array of workshops, a stable and store rooms with further potential, subject to any necessary consents.

To the front of the house is a pretty, listed walled garden with lawns either side of a central path leading to the front door. Day-to-day access to the house is via a pretty glazed entrance vestibule to the back of the house.

There is a ragstone outbuilding and to the side of the house is a wonderful mid-century garden with terrace and linear fishpond over looked by a delightful summer house.

Behind the house the orchard garden is bordered by low dry stone walls. To the north is a paddock. A wooded area with mature trees and a pond provides further interest to this charming garden.

Location

The property is situated on the edge of the desirable village of Aldington, to the south-east of Ashford, surrounded by rolling countryside and offering numerous outdoor pursuits. Amenities include a post office, butchers, bakers, public house and primary school. The village hall sits adjacent to the green and there are tennis, football and cricket clubs.

Nearby Ashford has a good range of shops for day-to-day needs as well as some excellent out of town shopping at the McArthur Glen Outlet.

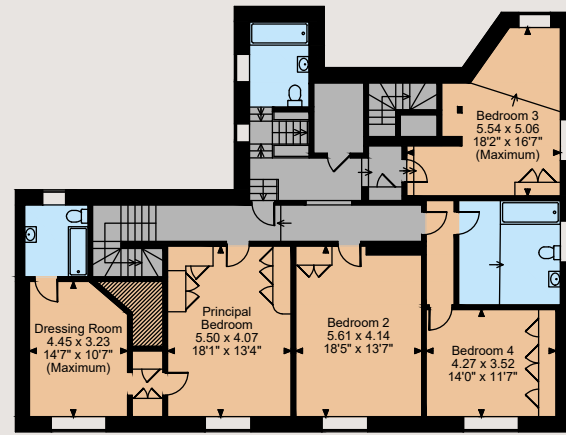
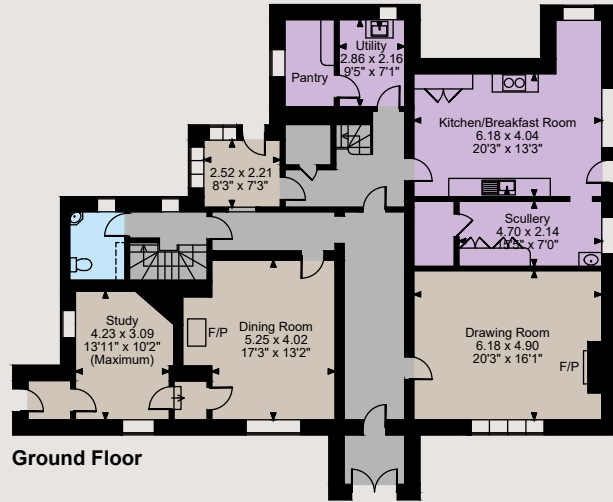
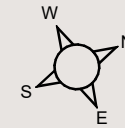
Transport links in the area are excellent, with the M20 a short drive away and offering convenient road connections. Ashford International provides High Speed rail services to London St Pancras (from 36 minutes). The area has good access to the Continent.



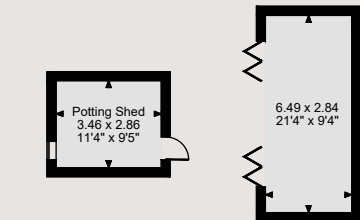
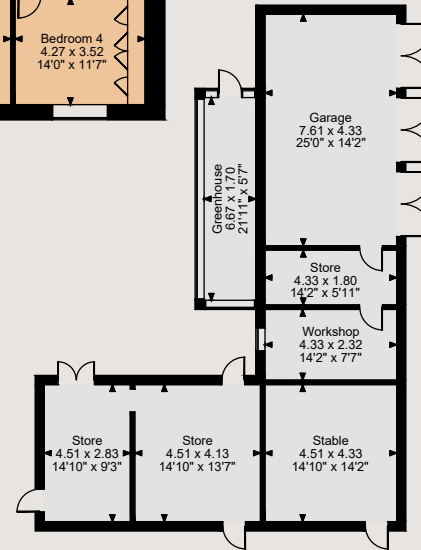




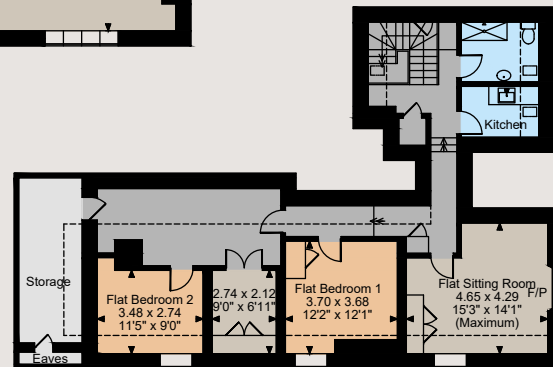
Simnells Goldwell Lane, Aldington, Kent
 Main House internal area 4,645 sq ft (432 sq m)
 Garage/Stable/Stores/Workshop internal area 1124 sq ft (105 sq m)
 Potting Shed internal area 107 sq ft (10 sq m)
 Summer House internal area 198 sq ft (18 sq m)
 Greenhouse internal area 122 sq ft (11 sq m)
 For identification purposes only.



First Floor



Summer House



Second Floor

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

From M20 (Junction 10a): Exit towards Hastings (A2070) and take the second exit to Sellindge onto the A20. Continue for 2 miles then turn right onto Station Road. Keep left and proceed onto Goldwell Lane, where the property will be found on the right hand side after half a mile.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

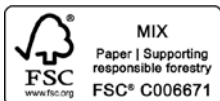
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