



Hill Side

Weekes Lane, West Brabourne, Kent



A stunning and rare contemporary country home

A beautifully conceived and exceptionally stylish rural home finished with great attention to detail. Imaginatively yet practically designed for easy day-to-day living whilst making the most of the stunning views and beautiful rural location belying its proximity to local village and town centre amenities.



5 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE CARPORT



ABOUT 1.1 ACRES



FREEHOLD



RURAL/VILLAGE



3,460 SQ FT



GUIDE PRICE £1,600,000



The property

Hill Side is a stunning contemporary home set in a glorious rural location amongst beautiful countryside at the foot of the North Downs. Conceived by award winning RX Architects, their thoughtful, confident design delivers a suitably understated yet luxurious result.

Drawing inspiration from traditional agricultural buildings, the house is not only an extremely stylish and beautifully crafted home which nestles unobtrusively into its surroundings, but also one that functions exceptionally well and is a joy to live in.

The front door opens to a long corridor, a central spine with a view through the house and connecting the two wings.

To one side the generous, open plan living space caters for family life around the kitchen and sitting area. Tall windows and glazed doors flood the space with light and bring the views into focus. A large, glazed pocket door slides neatly across allowing it to

be closed off if desired. A further stylish sitting room offers a peaceful escape from the open plan areas.

The well-appointed bedroom accommodation occupies the other range of the house, with steps leading down to the sumptuous principal bedroom suite. A long wall of bespoke wardrobes provides discreet storage, while the generous bathroom provides a tranquil sanctuary. French doors open to a terrace. There is a further en suite bedroom at this level and a neatly fitted study area.

On the first floor two charming, panelled bedrooms are set off a large landing where there is a bathroom.

At the front of the house is a study or fifth bedroom with fitted storage. A useful utility gives access to the backdoor and there is also a cloakroom.













Outside

The property is approached over a gravelled driveway providing plenty of parking.

A sizeable outbuilding houses a car port to one end as well as a gym and an annexe, comprising a sitting room with kitchenette, vaulted mezzanine bedroom and an en suite shower. These rooms also enjoy the open views of the surrounding countryside and echo the style and quality of the main house.

Wide shallow steps approach the front door where a covered porch has a useful bench. Expertly planted grasses frame the entrance and complement the panelled wood, shingle and certain steel detail of the elevations.

A deck adjoining the sliding glazed door of the main reception room is an extension of the house and provides a fantastic barbecue area, ideal for entertaining and al fresco dining. Similarly, a deck leading from the principal bedroom is planted with grasses and there is a hot tub.

Location

The hamlet of West Brabourne sits in a beautiful rural location on the border of the Kent Downs AONB and benefits from its proximity to East Brabourne and Wye villages, both offering a good range of local amenities.

The larger nearby village of Willesborough and the market town of Ashford both provide a wider range of shopping, service, hospital, educational, leisure and sporting amenities. More comprehensive facilities are available in Folkestone, Canterbury and Maidstone.

Communications in the area are excellent: the M20 (Junction 10A, 3.1 miles) links to major regional centres and the motorway network and Ashford International (6.1 miles) offers High Speed rail services to London St Pancras in around 37 minutes. The area has good access to the Continent via the Port of Dover and Eurotunnel.



Distances

- East Brabourne 1.8 miles
- Wye 4.4 miles
- Ashford 6 miles
- Folkestone 12.4 miles
- Canterbury 13.2 miles
- Central London 61.3 miles
- London Gatwick Airport 62.4 miles

Nearby Stations

- Wye
- Ashford International

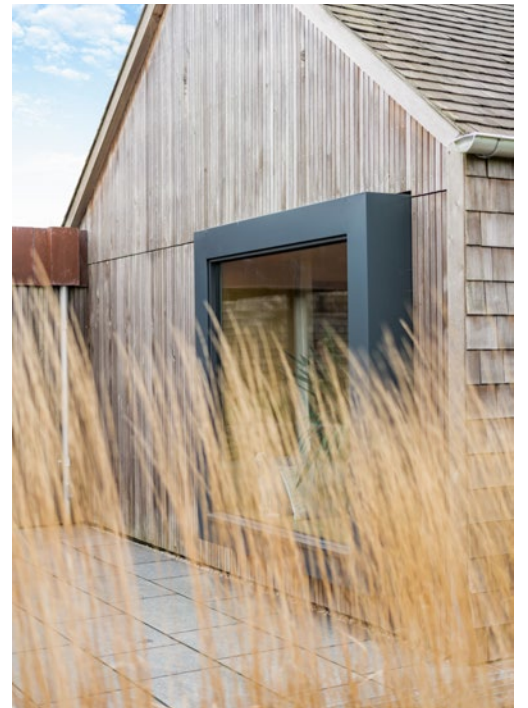
Key Locations

- Kent Downs AONB
- Brockhill Country Park
- Port Lympne Wild Animal Park
- Ashford Designer Outlet

Nearby Schools

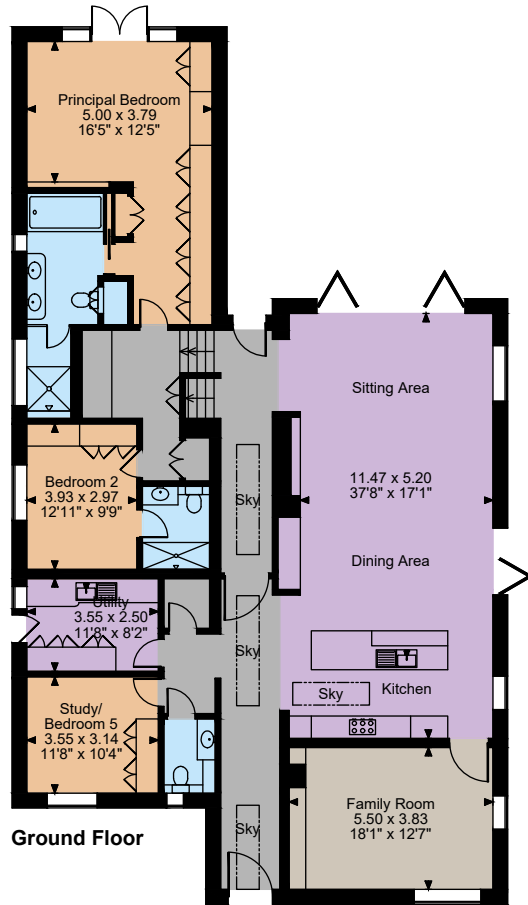
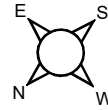
- Brabourne CofE Primary School
- Smeeth Community Primary School
- Wye School
- Bodsham CofE Primary School
- Lady Joanna Thornhill Endowed Primary School
- Stowting CofE Primary School
- Spring Grove School
- Ashford School
- Towers School
- The Norton Knatchbull School



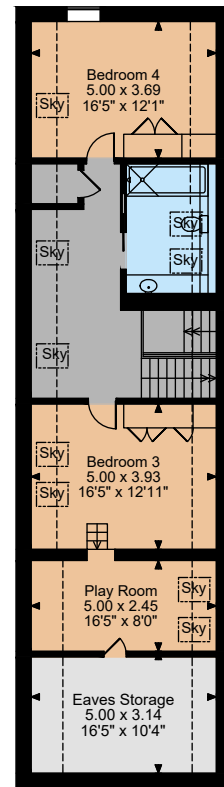








Ground Floor

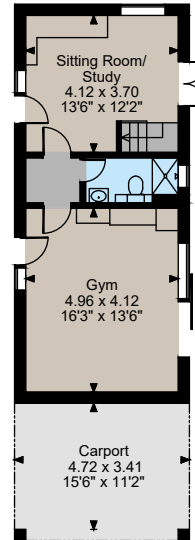


First Floor

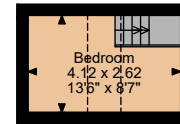
The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

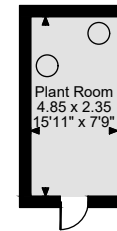
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Annexe Ground Floor



Annexe First Floor



Floorplans

Main House internal area 2,984 sq ft (277 sq m)
Annexe internal area 476 sq ft (44 sq m)
Plant room and store internal area 293 sq ft (27 sq m)
Carport external area 188 sq ft (18 sq m)
Total internal area 3,753 sq ft (349 sq m)
For identification purposes only.

Directions

TN25 5LZ

///what3words: healers.galloped.snow - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: Mains electricity and water. An air source pump provides underfloor heating and hot water. Solar thermal panels provide additional hot water. There is 3 phase power allowing electric car charging at 22 kw.

We understand that the private drainage at this property complies with the relevant regulations.

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

Council Tax: Band F

EPC Rating: B

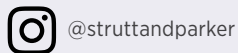
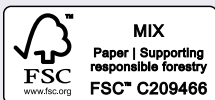
Canterbury

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