



WILLOW HOUSE

A STUNNING, UNIQUE HOME OFFERING JUST OVER 5000 SQ FT OF BEAUTIFULLY
DESIGNED VERSATILE LIVING SPACE IN SMARDEN - ONE OF THE MOST IDYLIC AND
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Willow House was built in 2022 by Jarvis Homes – a prestigious family run developer that have built exclusive, luxury homes in Kent for five generations.

However, this exceptional contemporary home is at another level. It was specifically designed and built for a member of the Jarvis family and one of the owners of the company, so no detail has been spared.

It is set in nearly an acre of beautiful gardens, within a rural setting and yet within the confines and easy walking distance of Smarden village with all its quintessential appeal. Willow House comprises a total of seven bedrooms and six bathrooms across the main house and separate Lodge. A spectacular fully fitted outdoor kitchen and dining area, stunning outdoor pool with poolside seating areas, as well as a separate gym and wrap around terrace.

The specification of the house is exceptional and every

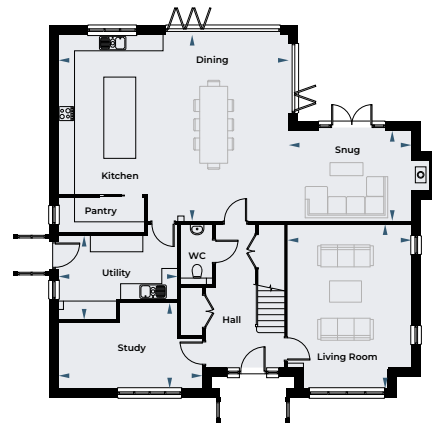
inch has been carefully designed to ensure living here feels luxurious, practical and highly enjoyable. Interior designed in a modern Scandi-style to maximise the large, open, light-filled spaces, whilst maintaining a sense of cosiness. The house will be sold with all fixtures and fittings, including blinds and curtains.

The Lodge is just a few meters from the house so can be integrated with the main residence or used entirely separately. It has its own high-spec kitchen/dining and sitting room, as well as two bedrooms and two bathrooms. There is a separate courtyard garden so there can be privacy between the two dwellings. The Lodge provides the perfect opportunity for inter-generational living, separate space for older off-spring or can simply be used as a luxury guest house.

Willow House also benefits from indefinite planning permission to build a 750 sq ft sunken pool house with en-suite bathroom opposite the existing pool.

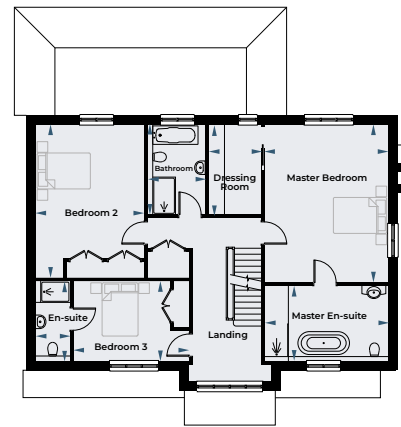


FLOOR PLANS



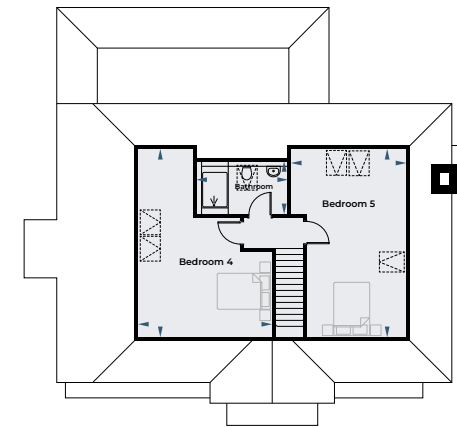
Ground Floor

Kitchen/Dining	8.70m x 7.0m	28' 5" x 23' 0"
Snug	4.61m x 3.42m	15' 1" x 11' 2"
Living Room	4.68m x 6.19m	15' 4" x 20' 4"
Study	5.43m x 3.23m	17' 10" x 10' 7"
Utility	4.50m x 3.17m	14' 9" x 10' 5"



First Floor

Master Bedroom	4.68m x 6.31m	15' 4" x 20' 4"
Dressing Room	2.00m x 3.45m	6' 7" x 11' 4"
Master En-suite	4.68m x 2.50m	15' 4" x 8' 2"
Bedroom 2	4.11m x 5.79m	13' 6" x 19' 0"
Bedroom 3	4.38m x 3.03m	14' 4" x 9' 11"
Bedroom 3 En-suite	1.32m x 3.03m	4' 4" x 9' 11"
Bathroom	2.19m x 3.45m	7' 2" x 11' 4"



Second Floor

Bedroom 4	5.07m x 7.10m	16' 7" x 23' 3"
Bedroom 5	4.37m x 7.10m	14' 4" x 23' 3"
Bathroom	3.45m x 2.03m	11' 4" x 6' 8"

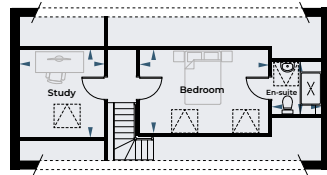
Please note: floor plans are not to scale. Dimensions given are +/- 50mm. Please read in conjunction with site plan. For external finishes please check with Sales Consultant.

LODGE FLOOR PLANS



Ground Floor

Living / Kitchenette	7.83m x 5.42m	25' 8" x 17' 9"
Shower Room (approx)	1.50m x 1.80m	4' 11" x 5' 11"



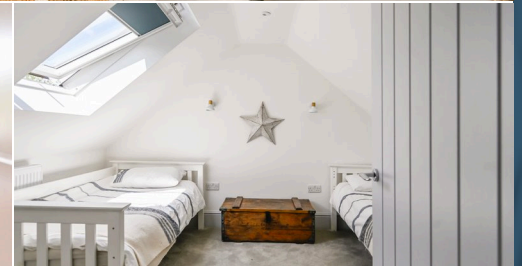
First Floor

Bedroom	4.87m x 3.17m	16' 0" x 10' 5"
En-suite	1.89m x 1.99m	6' 2" x 6' 6"
Study	3.21m x 3.33m	10' 6" x 10' 11"

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LODGE FLOOR PLANS



ON YOUR DOORSTEP

SMARDEN HAS BEEN NAMED KENT'S PRETTIEST VILLAGE OVER THE YEARS, AND WITH VERY GOOD REASON. IT IS STEEPED IN HISTORY AND IS THE PERFECT CLASSIC CHOCOLATE BOX VILLAGE, WITH TIMBER FRAMED HOUSES, THATCHED COTTAGES AND OLD PUBS.

During the summer months you can wander down to the village green and watch the cricket, sit in one of the two gorgeous village pub gardens with a cold drink, or simply meander along the cobbled pavements.

The village has a farm shop that stocks everything you need, and an award winning family run butchers selling locally reared grass-fed meat. Smarden also has one of the only independent art galleries in the area showcasing the best of local artists.

Smarden is surrounded by stunning countryside with hundreds of cleared footpaths and the famous Dering Woods spreading from Smarden into Pluckley.

Commuting to London couldn't be easier with Headcorn Station just under four miles away and less than a 10 min drive, with direct trains to London Bridge, Charing Cross and Cannon Street in approximately 54 minutes.

Headcorn has all the conveniences of any small town including a small supermarket.

You will often hear the distinctive sound of a Spitfire or Tiger Moth overhead as Headcorn aerodrome nearby hosts many displays – and

you will even be treated to a full Red Arrows display each year that you can watch from your very own garden.

Tenterden is the closest large town, eight miles away, and is a beautiful bustling wide tree-lined high street full of restaurants, wine bars, dozens of shops, large leisure centre and a fantastic market on Fridays. There is also the world famous Chapel Down Vineyard where you can enjoy some of England's finest bubbles on a summers evening overlooking fields of vines.

There is a huge selection of fantastic schools in the area both in the private and state sector. The village itself has a brilliant and very pretty primary school with fantastic facilities including a forest school and has been graded as outstanding.

Slightly further afield is Dulwich – a private school for children of 3-16 years old, and Sutton Valence Prep and Senior school for 3-18 year olds, both are co-educational and within a 20-minute drive of Willow House. Benenden Girls school is around 25 mins from Smarden for girls aged 11-18.

There are several outstanding grammar schools within the area too such as Highworth girls, Maidstone Grammar for Boys and Maidstone Grammar for girls, and Cranbrook School which is co-educational.



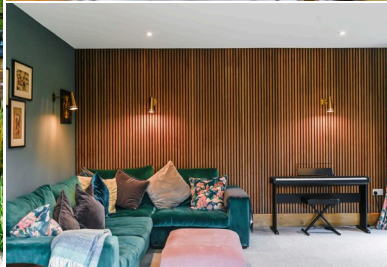
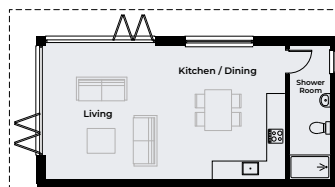


IMAGE GALLERY

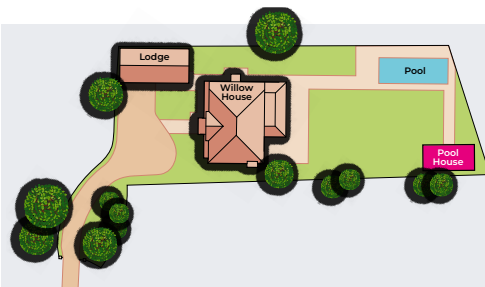


PLANNING PERMISSION FOR SUNKEN POOL HOUSE AND SHOWER ROOM

WILLOW HOUSE HAS INDEFINITE PLANNING PERMISSION FOR A STUNNING SUNKEN, 750 SQ FT POOL HOUSE, WITH ANCILLARY PROVISIONS AND A SHOWER ROOM.



Sunken Pool House and Shower Room front elevation.



SPECIFICATION

WILLOW HOUSE HAS BEEN ENTIRELY BESPOKE BUILT AND IS A UNIQUELY DESIGNED HOME WITH PRACTICALITY, ENJOYMENT AND LUXURY IN MIND. THE SPECIFICATION IS VERY HIGH AND NOTHING HAS BEEN SPARED, WITH EVERY LAST DETAIL CAREFULLY PLANNED AND IMPLEMENTED.

Exterior

- ◆ Blocked paved driveway
- ◆ Beautifully landscaped front and rear gardens
- ◆ Wrap-around terrace with stone and porcelain tiles and external lighting
- ◆ Outside taps and electrical points
- ◆ Outside heated pool and terrace
- ◆ Outdoor kitchen with covered dining area
- ◆ Log store

Kitchen

- ◆ Handcrafted kitchen cabinetry and bespoke Roma Interiors fully fitted kitchen
- ◆ Fully integrated Neff appliances including 2 dishwashers, 2 ovens, 5-ring gas hob, American-style fridge/freezer
- ◆ Granite worktops throughout both kitchen and utility/boot room
- ◆ Hand-finished wide plank oak flooring
- ◆ Tile flooring in utility/boot room

Outdoor Kitchen

- ◆ Kamado BBQ oven and grill
- ◆ 4-ring gas hob
- ◆ Under-counter fridge
- ◆ Butler sink
- ◆ Stainless steel worktops
- ◆ Log burner

Bathrooms and Cloakrooms

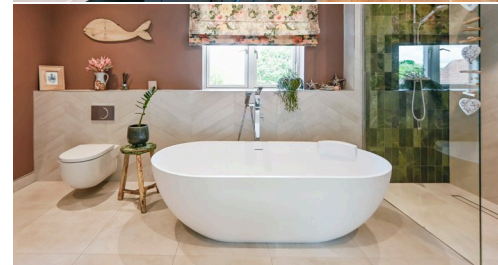
- ◆ Aqualisa showers in all bathrooms
- ◆ Roca sanitary ware with built in storage
- ◆ Fully tiled floors and showers including honed marble, stone and porcelain
- ◆ Heated towel rails
- ◆ Underfloor heating to master suite
- ◆ Heated and de-mist sensor mirrors

Central Heating

- ◆ Gas Central Heating
- ◆ Underfloor heating throughout ground floor
- ◆ Unvented high power hot water system in both main house and Lodge

Finishing Touches

- ◆ Large log burner in snug
- ◆ Fitted wardrobes to all bedrooms – walk-in dressing room in master bedroom
- ◆ Acoustic paneling in Living Room / TV Room
- ◆ Blinds and curtains bespoke made with Linwood fabrics



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