

THE REDDINGS



Summary

The Reddings is a truly exceptional country residence, accessed through elegant wrought iron electric gates that open onto a long private driveway, beautifully lined with mature, established trees.

As the house gradually emerges from behind the greenery, its impressive stature immediately commands attention. Few homes possess such striking presence.

Dating back to 1890, The Reddings showcases sensational Georgian style architecture—refined, timeless, and full of character.

It is exceptionally rare to find a property of this scale and distinction in such pristine condition. Lovingly restored in recent years by master craftsmen, every detail has been thoughtfully considered and impeccably executed.

This remarkable home offers unparalleled privacy in a serene setting.

Opportunities to acquire a country property of this calibre are few and far between.

GUIDE PRICE
£1,800,000

Key features

- Exceptional Country Residence
 - Extensively Renovated
- Wonderful Heated Indoor Swimming Pool
- Secure Gated Entrance and Grand Drive
 - Over 4.5 Acres
 - High Quality Finishes
- Annex, Outbuildings and Stables
- Beautiful Established Gardens and Grounds
 - Ideal Equestrian Property

PROPERTY TYPE



House - Detached

BEDROOMS



6 - Six

BATHROOMS



4 - Four

SIZE



4743 ft²

TENURE



Freehold

The accommodation comprises

Vestibule

This most attractive vestibule is separated from the entrance hall by a pair of white painted doors with decorative glass. This space provides for an impressive entrance with its ornate details.

Entrance Hall

This most impressive entrance hall features an exceptionally high quality Axminster style carpet, paired with substantial solid brass stair rods on the staircase. The staircase itself boasts a beautiful walnut handrail. This marvellous entrance hall is befitting of such a grand property.

Living Room

Accessed via the entrance hall is the glorious living room. The room has high feature ceilings and a carrera marble fireplace amongst its features. Also included is a beautiful chandelier. Perhaps the most impressive and unusual feature of this room are the full height sash windows. With beautifully delicate and intricate glazing bars these windows open to allow access to the patio, assisted by the original flagstone steps. As with every room, the deep pile carpet of a very high standard.

Drawing Room

This exceptional panelled room is a real delight. Featuring a working fireplace and beautiful wooden panelling this large room is accessed via the vestibule and ideal for entertaining or as a very large study. The room has a tartan style carpet and features original wooden shutters.

Dining Room

A house such as The Reddings demands a special dining room and this very large room with its wonderful high ceilings is exactly that. The room still features the original pine flooring, fully restored. There is a large working fireplace which along with the lounge has next to it the operating handle for the old servant bells which still remain and function. This room also features a full height sash window giving access to the patio area and wooden shutters.

Lower Hallway

Accessed via a small staircase from the central hallway, this attractive space features Porcelenosa porcelain floor tiles. The hallway also gives access to the cloakroom and second study as well as the kitchen and the second stair case.

Study

Accessed from the second downstairs Hallway is the second study. This attractive room boasts the same wooden panelling as the main study and also a working fireplace. The room has a deep pile carpet. This space would make a fantastic snug for the cold winter nights.

Cloakroom

The most impressive cloakroom features the same Porcelenosa flooring as the hallway and kitchen. This beautiful room benefits from a most impressive polished stainless and mahogany toilet installation as well as a beautiful traditional sink. The room benefits from an entire wall of full height storage cupboards which also house the alarm control panels.

Kitchen

The kitchen is the heart of any house and in this case it is something truly special. The cabinetry is all solid oak, finished in delightful cashmere. The contrasting solid oak Island is finished in Farrow and Ball Sage Green. The solid oak worktops compliment the Porcelonosa flooring perfectly. What makes this kitchen more special is the feature copper sink and the magnificent real copper island worktop. Whilst the kitchen appears traditional it features some very impressive modern features. There is an instant boiling water tap, integrated full height fridge and freezer and a plethora of storage solutions including integrated waste bins and pullout larders. Perhaps the best feature of all is the top of the range Total Control 5 oven AGA. This is not to be confused with an old AGA, it is super efficient and heats up at the touch of a button.

The kitchen space is flooded with natural light from the full height french doors with matching side panels, these doors were made especially to match the existing sash windows, they are made from the highest quality hardwood, spray finished for durability with toughened glass and solid brass hardware.

Laundry Room

Built and finished to the same high specification as the kitchen, the laundry room features solid oak units and worktops as well as a butlers sink. This large space is a wonderful feature in a house of this size.

Boot Room

The small boot room is accessed via the rear hallway leading past the laundry room. Ideal for mucky boots from winter walks the room gives immediate access to the rear door from the courtyard.

The accommodation comprises

Pantry

The pantry is an excellent cool and dry space for storage and gives access to the Cellar.

Cellar

A grand country home would not be complete without a cellar. The huge original key unlocks the cellar door which leads down in to this interesting space. There is one main room which could be converted for storage or other purposes and from the main room is the small wine vault.

Master Bedroom

Simply a wonderful place to be is this exceptionally well sized master bedroom. Featuring three very large sash windows which flood the room with light this room is just fantastic. The feature ceiling in white contrasts the Egyptian cotton walls beautifully. The room has a deep pile carpet.

The room has views to the South over the main lawn as well as East toward the orchard and swimming pool, perfect to watch the sun rise.

Main Landing

The main landing, accessed via the twisting main staircase is covered in Axminster style carpet. This beautiful space has very high ceilings and is filled with light from the magnificent window on the main staircase. The impressive chrome and glass lanterns are included in the sale. The landing gives access to bedrooms one, two and three.

En Suite

The impressive en suite is finished to a fantastic standard. Featuring marble floors and walls the bathroom has electric underfloor heating. The cast iron bath has a traditional tap fittings and a handheld shower (not pictured).

Second Bedroom

The very large second bedroom offers a fantastic space, finished in Egyptian cotton with a deep pile carpet, a marble fire place and fantastic light fittings this room is most impressive. The view is over the Western lawn and toward the stables.

Third Bedroom

The third bedroom on the South Western corner of the ground floor is extremely light and airy. Featuring the same finish as the first two bedrooms with large built in wardrobes.

Back Landing

The back landing has it's original wooden floors and is accessed by the wooden staircase from the rear hallway. Every detail of this space has been restored and improved. This landing gives access to bedrooms four, five and six.

Fourth Bedroom

Currently used as a dressing room with high quality built in fittings all included in the sale this room could be left as a large dressing room or returned to a bedroom. This room features a working fireplace and is again finished to a very high standard with a carpet.

Fifth Bedroom

This single bedroom offers a nice space with lovely views over the orchard and toward to pool house.

Sixth Bedroom

This very large bedroom has a wonderful feel. With its original pine flooring, the room offers views both South toward the South lawn and North over the courtyard toward the annex. An ensuite could easily be added to this room should one wish to do so.

Family Bathroom

The family bathroom offers a beautiful space with marble floors and walls plus underfloor heating. The room features a cast iron bath as well as a shower cubicle. There is also large storage cupboard. The views are east toward to pool house.

Courtyard

The impressive courtyard is a real focal point of the property. Surrounded by buildings on three sides, the entire area has been repaved. This fantastic space is accessed through wrought iron gates and offers further access to the feature paths which connect the courtyard, pool house and main patio areas.

The accommodation comprises

Annex

Included within the outbuildings is the impressive two storey annex building. Currently used as a home theatre and play room, this building has huge potential. Again, this building has been totally restored externally including woodwork and a total redecoration.

Garage/Gym Room

This well presented garage is currently a fully equipped home gym. The clean dry space is ideal for expensive vehicles.

Garage/ Oil Store

This very impressive building features a very high ceiling with a wooden feature spire. Currently hosting the 5,000 litre heating oil tank which could be relocated, this building offers great potential for a variety of uses. Leading from the main room is a second smaller room with view to the pool house.

Pool House

The indoor swimming pool is a very special feature. The heated pool was built by Penguin to the very highest standards and has been meticulously maintained. There is an AquaTrack electric safety cover which can be walked on.

All equipment in the pool house has been refurbished or replaced in recent years. The room is fully heated and as well as the main oil boiler which heats the pool there is an air source heat pump which heats both the air and the water. The pool building boasts a changing room facility with a shower and a toilet room. Accessed via the sliding french doors is the patio.

Stable Block

The stable block is very well maintained and ideal for horse enthusiasts. Featuring three stables and a further store room/tack room this stable block is an excellent addition to the property.

It should be noted that a Menage could easily be built subject to planning in the back field.

The stable is located in a wonderful paddock area with many large mature trees and gives easy access to the rear fields.

Gardens

The main garden has three distinct areas. The first of which is the Western lawn. This large space is lined with mature trees and shrubs.

The main southern lawn was once home to a grass tennis court and is therefore exceptionally flat. This very large private space is surrounded by magnificent mature trees including oak trees and an exceptional, tulip tree and gives access to the main patio.

The main patio is finished to an exceptional, standard in very high quality limestone paving.

Orchard

The orchard features a wealth of apple, pear and cherry trees. All long established, these trees provide fruit in abundance. To the edge of the orchard next to the kitchen patio is perhaps one of the most impressive Wisteria trees we have seen, a sight to behold when in flower.

Field

The back field offers a fantastic space for grazing, alternately, it could be incorporated into the gardens.

This field was once home to a helicopter pad.

Section 21 Estate agency act

We are obliged to tell you that this property is owned by a friend, relative or member of staff of SJ Warren.

Floor Plans

GROUND FLOOR

2637.06 ft² (244.99 m²) approx.



1ST FLOOR

1937.48 ft² (180 m²) approx.



2ND FLOOR

168.46 ft² (15.65 m²) approx.

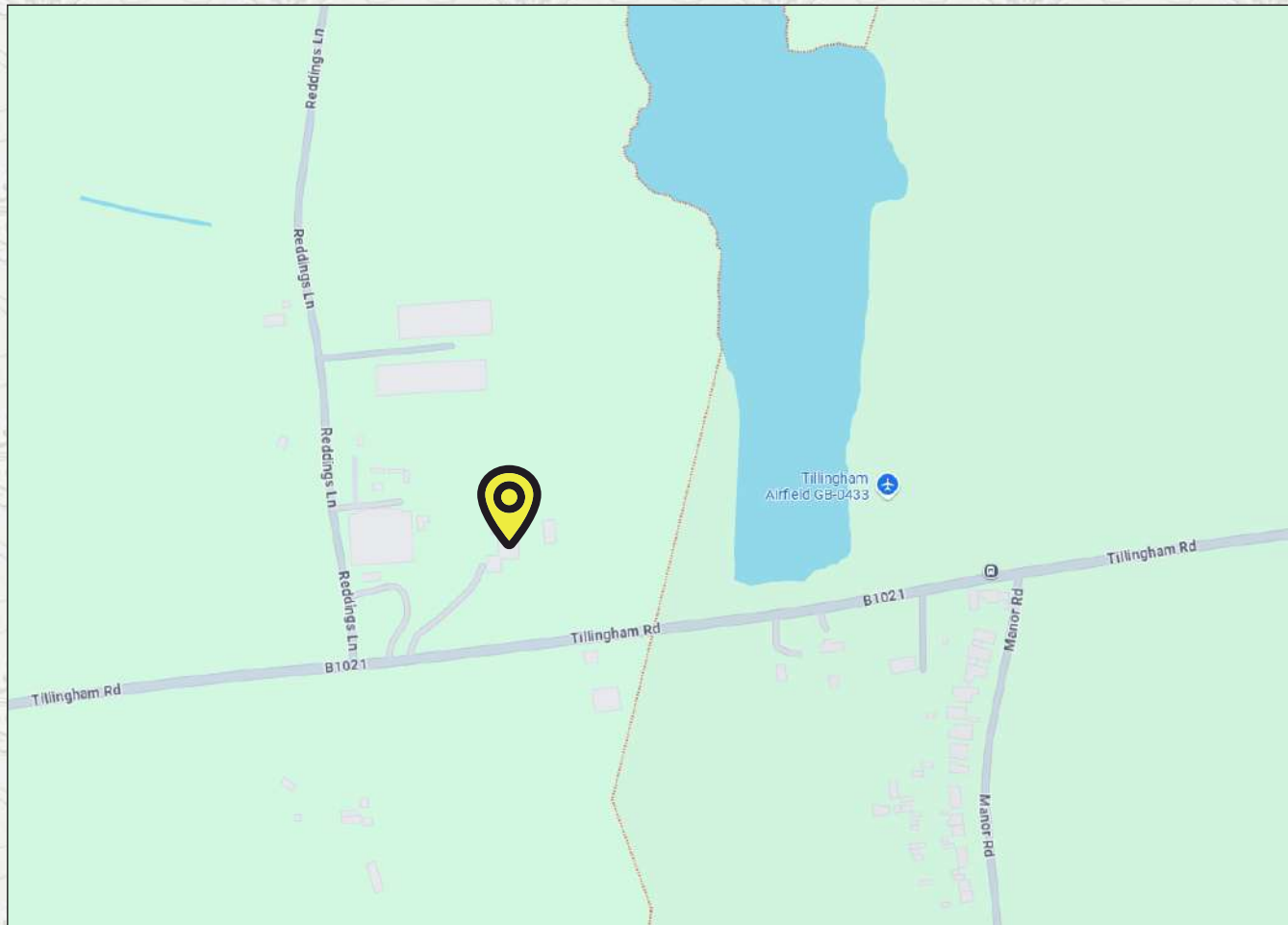


GROSS INTERNAL AREA

4743 ft² (440.64 m²) approx.

Location

 - The Reddings, Tillingham, Cm0 7NX



SITE BOUNDARIES

4.5 acres (18210.9 m²) approx.



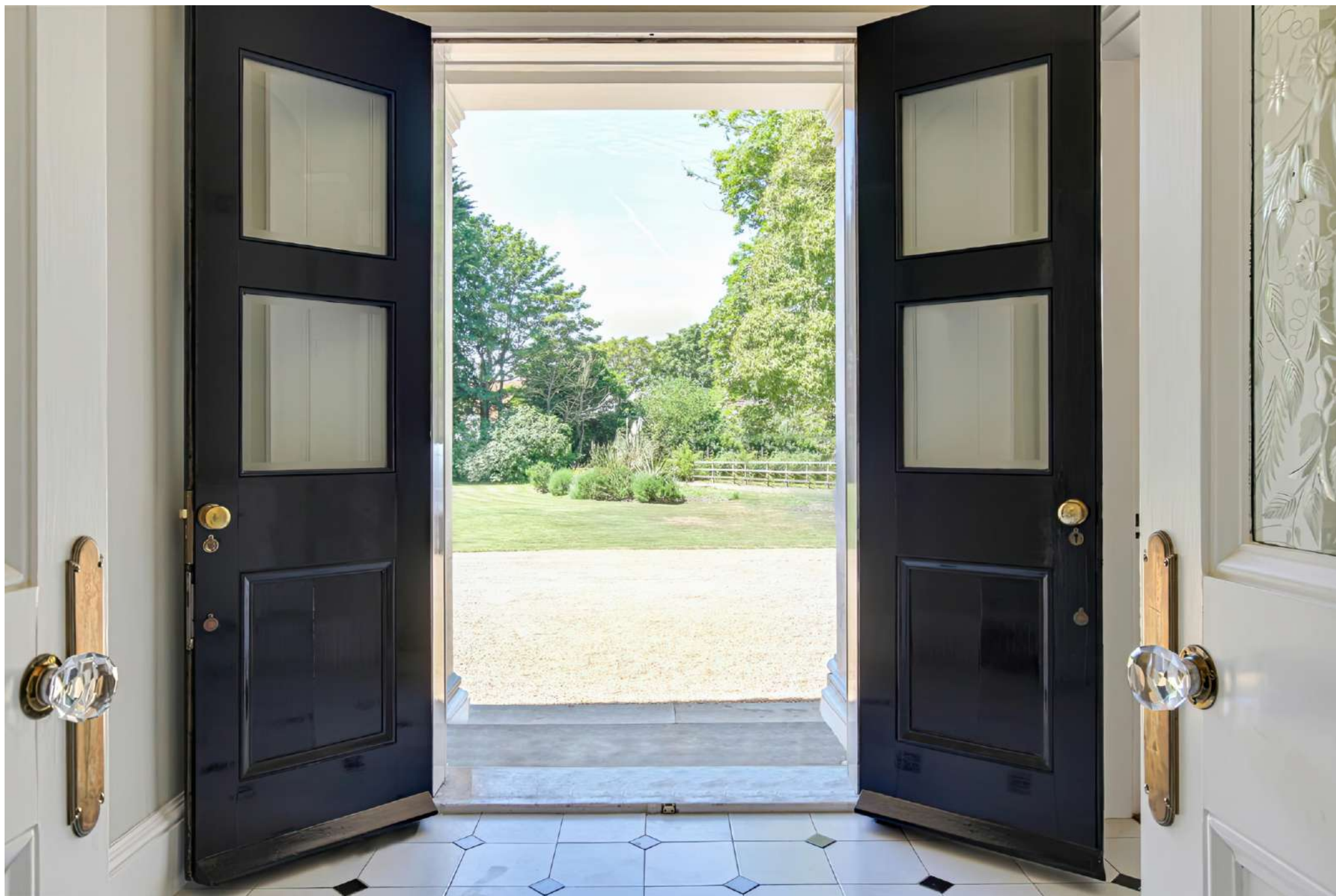


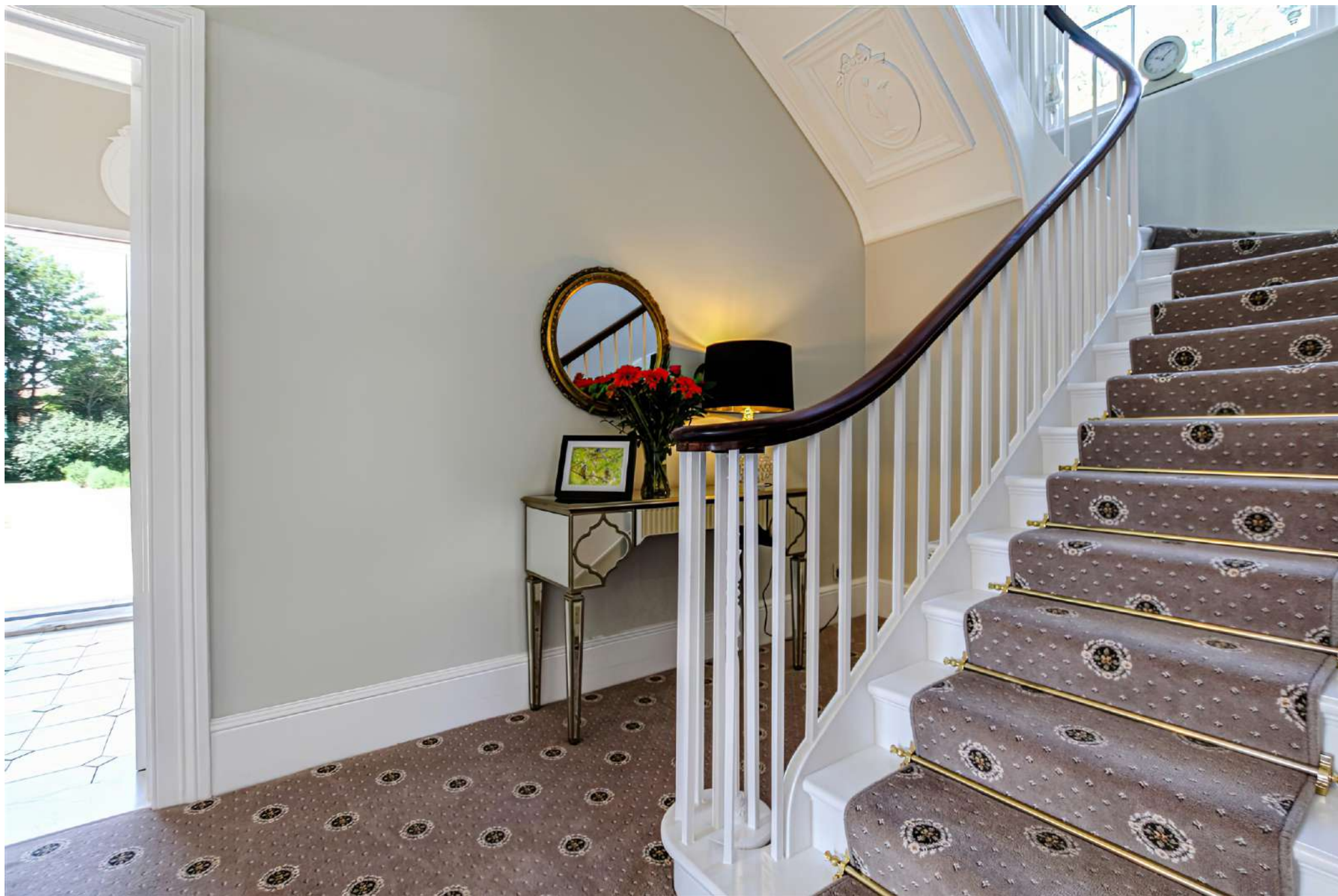


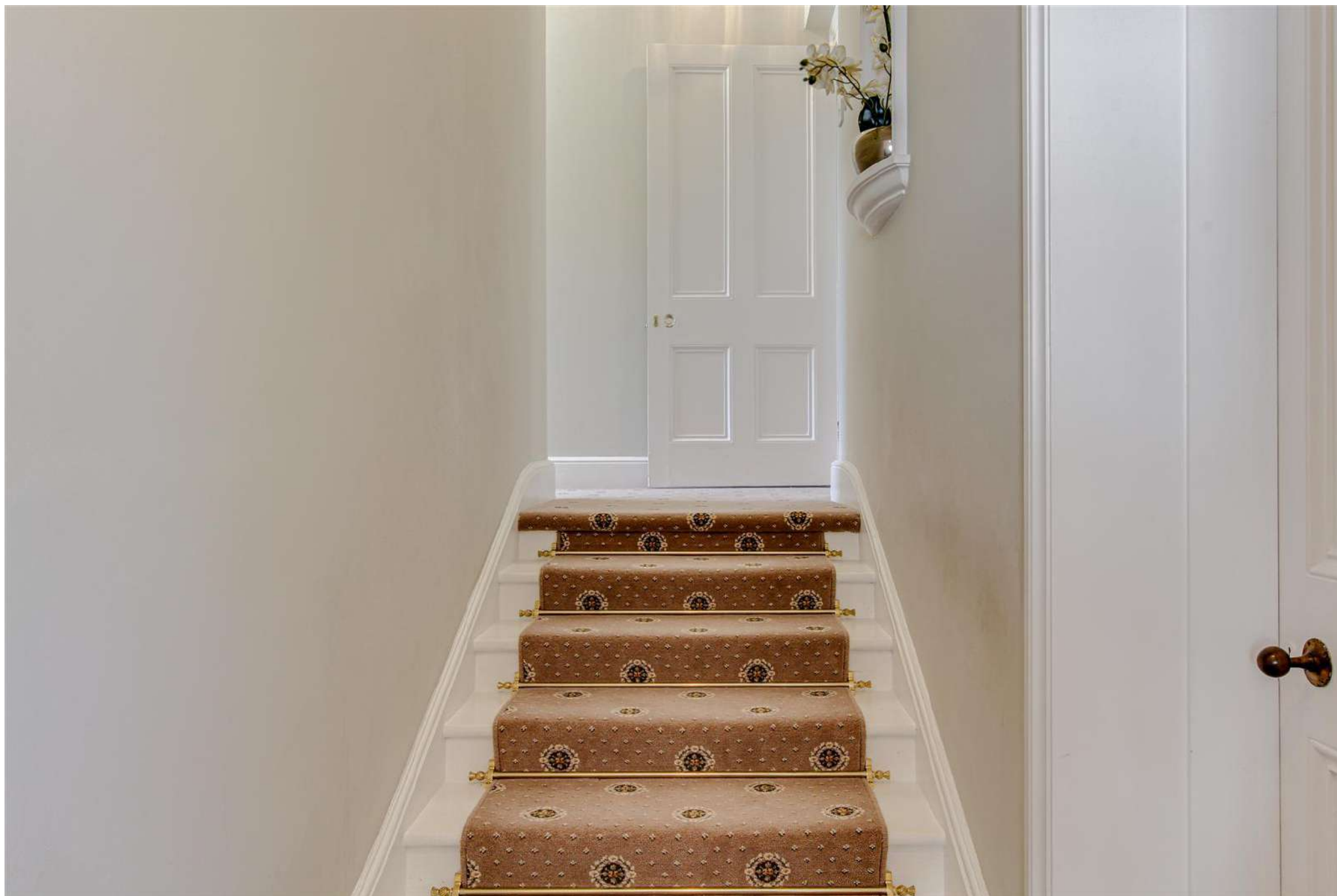


























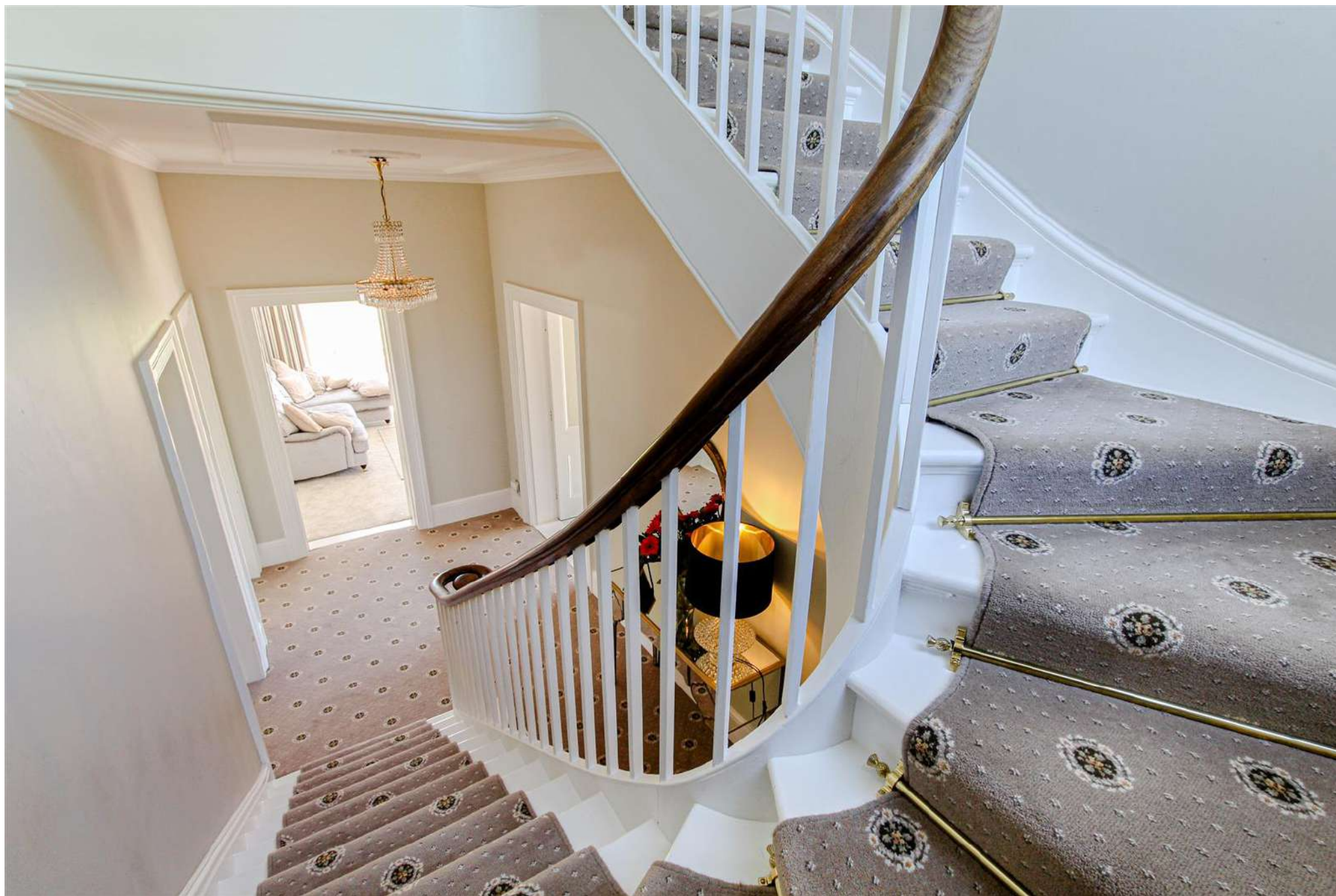


































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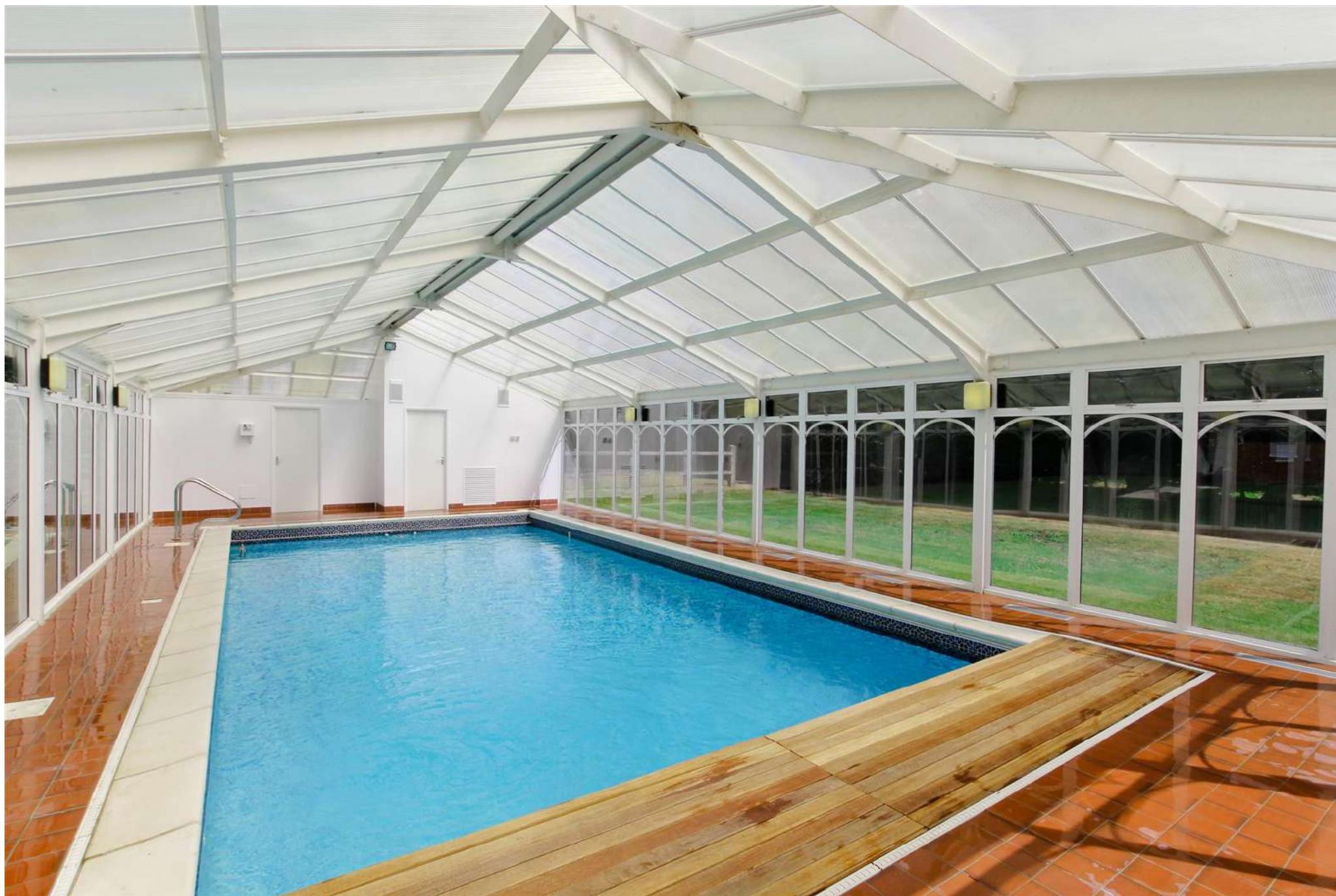


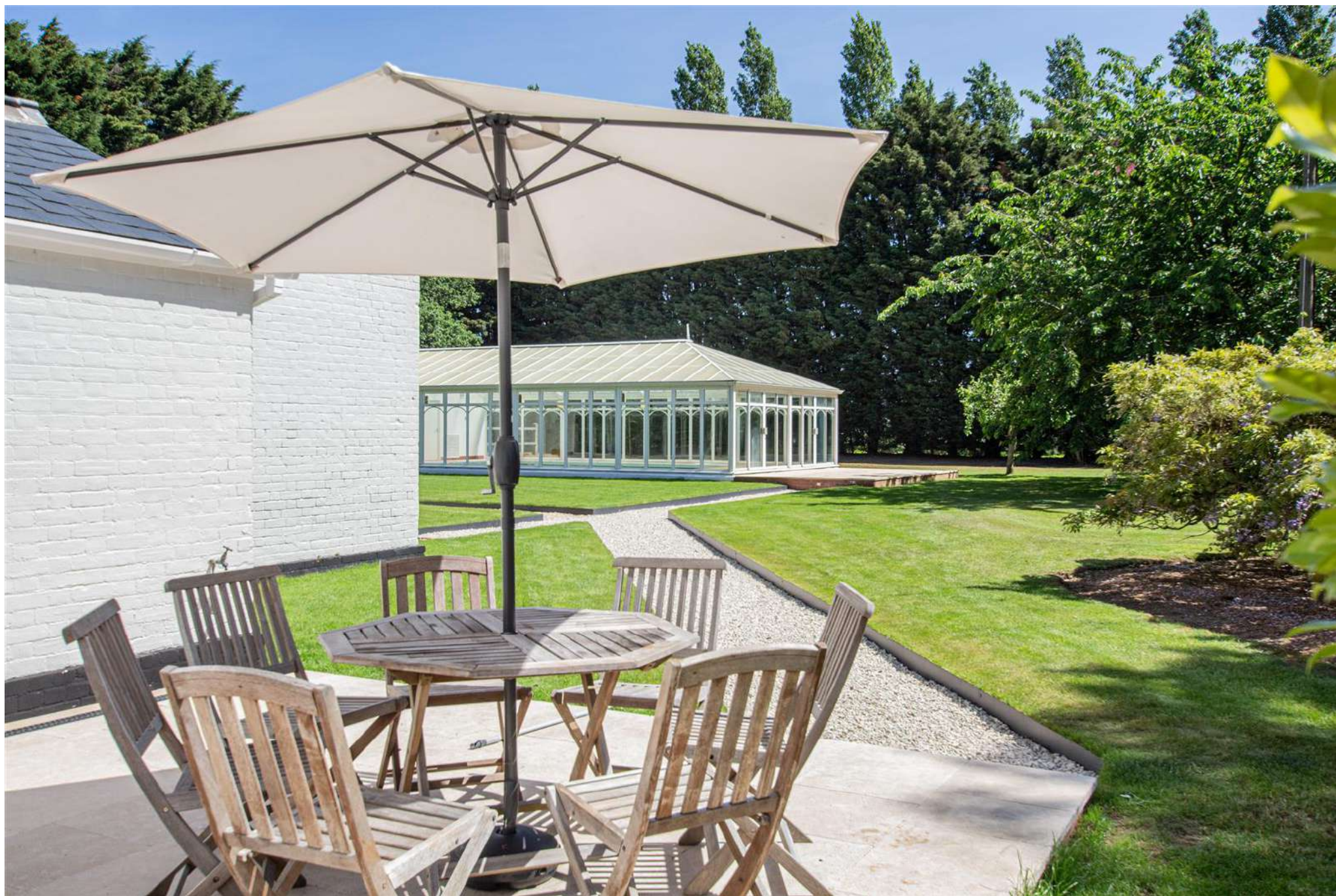


































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The property is sold as seen and does not include any furniture, fixtures, or fittings unless expressly agreed in writing.

Actual appearance, layout, and contents may differ from those shown



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