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# Welcome



Happy New Year and welcome to our winter edition. Daffodils were out in my friend's garden on Christmas Day, very mild winter so far but word has it, we are in for a cold spell.

In this edition we revisit a project we featured in Spring 2015.

Union Furniture shares with us, some of the unique and unusual pieces of furniture stocked in their beautiful, large showroom in Whitstable.

Peter Jackson architects has written a great piece on history, evolution and planning.

Mothering Sunday is the 6th March and we have some great gift ideas to help you make your mother's day special.

Enjoy this edition and I'll see you in the spring!

Enjoy!!

*Dawn*



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# Jacksons Fencing

NEWS, TOPICAL TREATS & MORE...

## Giving hedgehogs a helpful hole

I think you must have been completely out of circulation recently, not to have heard about the plight of the humble hedgehog. These appealing little chaps, who are commonly considered the gardener's friend because they feed on some of the pests in the garden, have suffered a severe decline in numbers. The current population is estimated to be around 25% down in the last decade, which may mean there is only a million or so left.

This may be caused by a reduction in their natural habitat, the countryside. Which means more of them are resorting to living in towns, where unfortunately a whole raft of new threats exists. The most obvious is getting run over by vehicles -

possibly 50,000 come to grief on roads. We all know that the hedgehog's first defence mechanism is to curl up, so they present a prickly ball, not many predators will find an attractive proposition. Sadly this doesn't work in any way to deter cars, they just squash them!

The list of bad stuff that can happen to hedgehogs (as I like to call them) is lengthy: many drown in garden ponds because we don't think of putting something in there to help any hapless creatures climb out. They are also poisoned by careless gardeners who still haven't cottoned on to the fact that slugs eat slug pellets, slugs are then eaten by hedgehogs, then hedgehogs die a very nasty death from poison!

The list continues with getting trapped



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in netting, which can result in horrific injuries when they try to escape, being burnt in bonfires that seem to be a nice place to make home, until it is set on fire, and apparently strimming accidents are fairly common too.

So what can we do to help? We can avoid leaving netting around for them to get caught in, also check carefully before strimming that there aren't any animals that will get hurt when you let rip with the machine, and check the bonfire hasn't become a hedgehog hotel. If you have to use slug pellets, please find a wildlife friendly version that isn't going to harm any animals.

If you are of a kind nature you could try feeding them a little cat food and don't forget the water. Hedgehogs used to be able to move much more freely between gardens, finding a variety of locations to feed and make a home. Nowadays we are all a lot keener on fencing in our properties, and sturdy gravelboards at the bottom of fence panels probably have put an abrupt stop to many an established hedgehog run. Here at Jacksons we've tried to find a way to help our spiky friends, we've created the hedgehog friendly gravelboard. It is

the same as a normal gravelboard, but it has a hole at one end, large enough to allow them free passage, with a reinforcing strip along the top of the board to ensure it isn't weakened by the hole.

It may seem a small and simple move on our part to try to redress the balance. We know there will probably only be a small percentage of our customers that will opt for installing one of these boards in their fence run, but it will give us, as a company, the chance to talk about the hedgehog decline to our customers and anyone else who will listen. The sincere hope is that it will help to make a difference.

One last word to the dissenters, who immediately shout out that having a hole in the gravelboard will encourage rats. My response is, if you've got rats, a gravelboard will not deter them. They are prolific climbers and they have a special squishy skeleton (there is a scientific name for this, but I refuse to look it up!) the flexibility of their bone structure allows them to squeeze through unfeasibly sized cracks, so a gravelboard won't put them off, they will simply climb over the fence, or burrow under!

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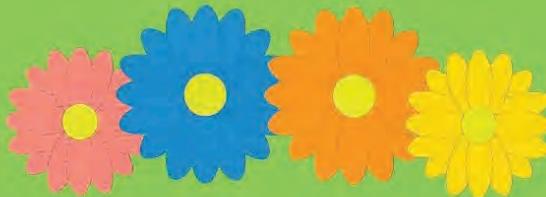
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# Grade II Listed Gem

*We take a final look at the complete renovation*



Back in the spring I wrote an article for conservation news about the ongoing restoration of a sadly run down and decaying 18th century house that had started life as two cheaply made workmen's cottages, later extended and used as a miller's store. The last incarnation had seen the building made into a single dwelling with a rear extension under a cat-slide roof.

With brick walls on the ground floor of the original cottages and timber framing above, we could determine from the style of work and the materials that all of the enlargement work had been carried out over the next hundred years. Because of the poor quality of the original build, the property had suffered from damp and so extensive work was carried out between the 1960s and 1980s in an attempt to solve this.

Unfortunately, the use of lime mortar and traditional building techniques was something that had slipped out of common practice by this time, and as a result the wooden subfloors that had lasted quite a long time on what was a poor quality sub-floor construction were ripped up and a concrete raft poured in their place, forcing a lot of the moisture under the raft and into the walls. At the same time the walls both internally and externally had their lime render and plaster removed and replaced with sand

and cement. The sad result of this was a massive build-up of moisture in the masonry resulting in a degrading of the brick work as excessive damp had made the bricks highly porous and laden with mineral salts - the fitting of a physical damp course was our next procedure. If you would like more information on the best way to do this, please feel free to contact us .

There was a large amount of rot in the structural timbers, both in the timber framing and timber wall plates, and the floor joists at the point of contact with any of the brick work were also rotting. Due to the damp woodworm had run amok in the ground and first floors and so we had to replace half of the timber frame, all of the floor joists, and to support the two main oak beams with steel work which held up all of the timber work on the first floor and tied the front and rear elevation together. All this as a result of excessive moisture! The roof timbers had been spared from the carnage so all we had to do was insulate the loft space .





The tiles on the rear elevation were fake concrete pegs that didn't look good at all. They had been changed when the rear dormer was built, the same sham tiles having been employed as curtain-hung tiles on the dormer, making for an overall depressing appearance. We therefore replaced them with reclaimed Kent pegs. The curtain-hung tiles on the dormer were replaced with oak feather-edge cladding. This really made the back of the house look much friendlier; period property is worked on over a period of years, a fact important to remember when undertaking a complete renovation or you may end up with something that looks like a themed new build. The chimney stacks had been remade with modern bricks and were too short, so we relaid them using the correct bricks and salvaged chimney pots. To give them an aged look we tinted them down a bit to weather them in.

Next we removed all the 1980s windows and fitted bespoke casement windows and French doors at the back, and we repaired and reinstated the brickwork





in the ground sub-floor. This allowed us to fit a quantity of air bricks to allow ample air flow. We insulated between the floor joists and laid a sheet of breathable membrane before fitting reclaimed pine and oak floor boards.

After we had replaced the worst of the spalled and broken bricks in the exterior walls we fitted over a hundred metres of stainless steel helical crack-repair bars as the render had stopped the walls from flexing. This has resulted in a significant structural cracking. The bars, if fitted correctly, will stop the cracks reappearing.

To allow the house to breath we rendered the outside with three coats of our own lime render and lime wash on the outside. After installing Steicotherm breathable insulation inside the brick sections of the exterior walls we fitted a fibreglass mesh and then plastered it with lime-green solo plaster to a smooth finish. On the timber stud sections we fitted Steico Flex between the stud work with stainless steel laths over a breathable membrane. The inside was plastered with our own traditional slaked lime .





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When we removed the internal wall coverings we found three open fireplaces and behind a concrete slab a bread oven with the doors still intact, so when we had the oak beams sand blasted, that was cleaned as well. The three fireplaces had their bricks cleaned, spalled ones replaced, and were fitted with two stone hearths where the log burners would be placed, plus a large brick herring-bone hearth in the living room for the open fire.

At the end of our labours we handed over a beautiful period home, sensitively renovated and ready for the next two hundred years .

Restoration lime are happy to talk over any questions you may have about this article. You can email [restorationlime@gmail.com](mailto:restorationlime@gmail.com) or call us on 07977 027556. Also, for products and further information, we have a helpful website [www.restorationlime.co.uk](http://www.restorationlime.co.uk) . We stock all the lime and breathable insulation discussed in this article.





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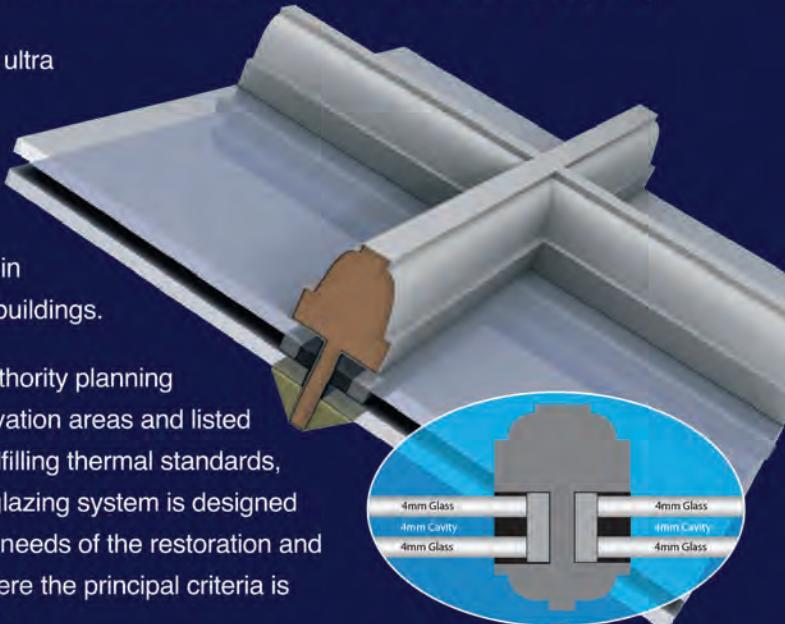


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# Good Medicine for a dodgy old ticker

By Anthony Gray of Anthony Gray Clocks

**H**ow would you react to the suggestion that you drive the family car every day for the next ten years without once having it serviced or topping up the oil? Already you are wondering which mental institution was foolish enough to release me. Yet this is almost exactly the kind of treatment that a great many people mete out to their valuable antique clocks.

The pendulum of a longcase clock will make a total of thirty one million, five hundred and thirty six thousand vibrations during the course of a year and over a ten year period will traverse a distance of some twenty thousand miles. I can think of no other domestic machine which is expected to perform in this manner and then be greeted with something akin to shocked surprise if it fails to repeat the exercise for another ten years.

"We got it from the wife's grandmother about fifteen years ago and it's always kept perfect time, so you see there can't be very much wrong with it, can there!"

Given that the offending machine is frequently some two hundred years old it is a testament to the skill and craftsmanship of the maker that the above statement is often true, there is indeed "not much wrong with it". More often than not, a clock which has

stopped in this manner will not contain any parts which have actually broken, or even worn beyond repair. The problem is invariably one of dirt and encrusted oil allied to worn pivots and escape pallets. However, some skilled and knowledgeable remedial action is certainly advisable at this point, and it is not usually within the scope of most owners to attempt this themselves...a can of 3in1 or WD40 will definitely not do the trick, and in the event that either of these substances do restore the clock to what appears to be some semblance of normal activity, it will not be for long, and almost certainly at the expense of a far greater amount of damage to the movement than already exists.

In order to gain a better understanding of the problems that can arise with clockwork mechanisms, let us first take a general look at the way in which all



clocks work. The easiest way to do this is to divide the mechanism into six clearly defined divisions which together make up the whole. With few exceptions the following applies to any clock:-

\* **THE FRAME**, normally made from brass and consisting of plates separated by pillars, is the structure or basic foundation on which the movement is built.

\* **THE DRIVING FORCE**...this is the power unit that provides the necessary energy for the clock to go, and comes either in the form of a weight or a spring.

\* **THE WINDING MECHANISM** enables the driving force (weight or spring) to be re-wound at periodic intervals, and also ensures that it can only exert its energy in one direction, ie; the clock cannot run backwards.

\* **THE WHEEL TRAIN** comprises a system of gear wheels and pinions and progressively speeds up the rate of rotation of the wheels; the sole purpose of this is to contain the power of the driving force so that it will not be expended too quickly and the clock will thus run for a reasonable period of time.

\* **THE MOTION WORK** provides a 12 to 1 reduction gearing which enables the hour hand of the clock to complete one revolution of the dial in a 12 hour period. The minute hand is usually driven directly from the wheel train.

\* **THE ESCAPEMENT**. In many ways the most important and usually the most complex part of the movement. It acts on the escape wheel (the fastest and highest geared wheel in the train) and allows the power of the driving force to be distributed in equal and regular intervals, eg; in most longcase clocks the



escapement, assisted by the pendulum, allows the power to be released at intervals of exactly one second. Think of this if you like as an audible stopwatch, with each 'tick' being equal to one second of time.

Taken as a whole, the above is a general recipe for any sort of clock, and contains the minimum ingredients required for a timepiece to function. Consider if you like, each section to be a basic theme on which there are numerous variations, and in particular the escapement, of which the varieties are easily a match for the 57 provided by Heinz ! Whatever complexities are introduced (and there can be many), these six basic ingredients must always be there...they must be well



designed, well crafted and assembled to fine tolerances, such that friction is reduced to the absolute minimum.

By now it must be apparent that even the most basic machine, with its six essential parts, acting together in complete harmony, is a fine achievement both in terms of design and engineering, allied to the fact that it can suffer years of neglect and still continue to function (albeit only just) must make it one of the all time greats of mechanical engineering.

... Apart from being a pleasure to own, antique clocks are still an undervalued sector of the market, and therefore constitute a good long term investment, but only if properly cared for by a well trained and sympathetic restorer, who knows how to strike the right balance between necessary repair and conservation.

How do you choose a good clock restorer? The answer is probably more straightforward than you might

imagine. Unless you have been personally recommended to somebody by a friend whose judgement you can trust, do not entrust your clock to anyone who is not a member of The British Horological Institute. A restorer you find listed in the phone book with any of the following letter after his name (M.B.H.I. or F.B.H.I.) can be considered competent and reliable. The requirements of membership of the Institute include adherence to a strict code of practise and conduct, and a dissatisfied client can make an official complaint to the Secretary of the Institute, who will follow it up rigorously. Ask your restorer for proof of membership, and also for an estimate of his charges...a genuine member will be happy to comply with both requests. Do think twice before taking your clock to the local high street jeweller unless he can guarantee that the work will be done on his own premises by a qualified craftsman. Worthy though he may be at

his own profession, the average jeweller will farm out clocks to the cheapest bidder and then add a very hefty sum to the final bill for himself.

A good clock can be ruined by bad repair work, and at best will leave you with a much bigger bill when it finally gets into the hands of a good restorer... nothing is more time consuming than undoing the damage of a 'botcher', especially the ugly blobs of solder that all too frequently appear where they do not belong. I have often seen pivot holes that could easily have been re-bushed, closed up instead with several hefty blows from a ball hammer. This sort of damage is irreversible and can only detract from the value of a good clock.

In conclusion, the aims of a good clock restorer should be as follows:-

1. To return your clock in perfect working order.

2. To preserve the integrity of the item, including evidence where possible of its history and manufacture.

3. To try to use methods which are reversible and materials that can be removed without damage to the item itself.

4. Finally to record all stages of his work.

An article of this length can obviously only scratch the surface of this huge subject, but hopefully the reader will have gained a little understanding of why his antique clock occasionally needs a little bit of loving care.

Anthony Gray is a qualified member of the British Horological Institute, A Fellow of the Royal Society of Arts and sits on the Court of the Worshipful Company of Clockmakers.



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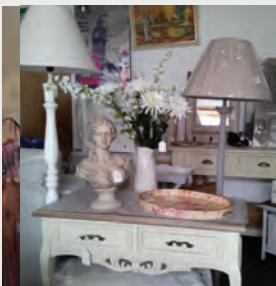


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# Planning, History and Evolution

*By Nick Baldry of Peter Jackson Architects*



A traditional Kent High Street. The antithesis of modern shopping developments having evolved and adapted over centuries. Today it would be difficult to get planning permission for any of the individual buildings seen here as each differs from its neighbour so much in height, mass, style and character.

There is, it seems to me, a fundamental discord between; on the one hand the forces that have shaped our cities, towns and villages over the centuries, and on the other; the underlying philosophies of our planning laws. If we are to create and conserve our built environment I believe that we will have to come to terms with this discord and understand its implications for our places of home, leisure and work. I contend that the very foundations of our planning law are based on a system of control that mitigates against the creation and evolution of characterful, individual places that

have vitality and the ability to respond to, and grow with the communities that they serve. I think that the regulation of conservation has been a victim of this too, with too much emphasis on the detail of building fabric and too little on use and reuse, on changing patterns of life, on shifting community needs, on supporting community assets, on the streets as living places rather than as structures. There are, and one hopes, always will be buildings that deserve careful preservation for their historic and aesthetic importance. They are special and should be treated as such. Their fabric, and integrity should

be carefully maintained but even they cannot continue to exist without a purpose or they become empty shells, devoid of life.

The starting point for each settlement was small, no matter how large it has become since and no matter how many amalgamations there have been since. Each has grown, changed and developed over time as the result of a combination of forces. This, you may say, is obvious. But sometimes the obvious needs to be stated in the same way as the stupid question needs to be asked. Without doing so we begin without our first building blocks of understanding.

I will begin with four forces that I believe are central. We may argue over definitions and extents of each, but I think that they do act as the focus of all that follows:

- Location
- Function
- Wealth
- Fashion

Life of the street enhanced by a mix of uses, bringing the community together in shared spaces where casual interaction brings richness to individual lives.



All settlements have arrived at a particular location for a reason, obvious perhaps. But location can also give form to a settlement, whether strung along a beach or river edge, gathered on a hilltop, standing on a mound surrounded by wetlands, at a crossroads or ford, and so on. Beyond this there is climate to consider, the impact of wind, rain, sun and temperature as well as natural resources.

To a large degree function is inextricably linked to location, at least in the initial establishment; Crossroads begetting resting places and markets; abundant water power attracting mills and the mill towns that surround them; harbours bringing trade stores; boat building; repairs and chandlery.

In these descriptions there are already images coming to mind that differentiate between places, that give them character deriving from the buildings and street patterns that serve the functions.

I am going to leave my list for a

moment to consider The Street as an entity. The street both defines and is defined by the place. Today we tend to think of it as a thoroughfare, a function it has always had, but for our forebears it was far more than that. It was the place of social interaction, trade, education, work and play. The street linked places and, walking being the principal means of transport, it tended towards being straight unless there was some obstruction or natural feature that prevented it being so. This is important because the street also defined the lives lived within it, as well as responding to them. The street was part of everyone's home. It was not a line on a map, an artificial construct, but an evolved

form shaped by time and use. The street was not always a road, it could be a river or waterway. Venice comes to mind, and Amsterdam. The Thames was also an important street for London far beyond the meagre use made of it today. (OK, I know there have been planned towns through history, Roman garrisons for example, and there are many cities, particularly in the new world that have been deliberately laid out in a grid pattern. But they still had a reason for being where they are, a function, and each, when allowed to do so, has developed its own character with streets being the defining elements).

What arises from this is that The Street is an organic being. It is in a constant



A small shopping arcade which unlike the traditional High Street is made up of identical units in an integrated monolithic structure. It is difficult, if not impossible for one part to be altered without the others. The only way to significantly change is demolition of the whole and its replacement with a new structure which will also go out of fashion. The process becomes a succession of revolutions rather than an evolution with whole parts of a town being lost to use while work proceeds. Once complete the new centre sucks life and business from another part of town and so the cycle moves on.

flux, shaping what is around it but also being shaped by it, adapting, evolving, following the ebbs and flows of life. It is here that the third and fourth points come into play. As wealth grows so the activity on the street grows, as does the desire to have better homes and workplaces, larger trading places, new places to meet and socialise. Conversely, if activity stagnates or falls there is not the wealth to invest, build and adapt. The mediaeval town of Sandwich survives as it does not because of wealth, but because of its declining fortune from the eclipse of its port and consequent loss of trade. With wealth comes the ability to choose what to build, to bring in new ideas, to demonstrate pride in success. It might be grafting a new Georgian Brick facade onto an older timber-built house, new bay windows and an extra storey added to a coaching inn, or a whole new building in the latest Victorian style laden with the most fashionable terracotta.

**The Street became what it was through the endeavours of those who used it, for good or ill.**

Today we have a planning system that has a fundamentally different approach to development. Whereas what has gone before was essentially a bottom up process, generally driven by local people and local need, today's system is top-down. It would be easy to characterise it as a contrast between freedom and control, but that would be over simplistic. The 1948 Planning Act was introduced shortly after the end of the war when there was a desperate need to rebuild the country. This inevitably would involve large scale renewal and rebuilding of a built infrastructure that was, by and large, suffering the ravages

of the Luftwaffe and a chronic lack of maintenance, as the nation's efforts were directed elsewhere. It heralded an era of clearance and rebuilding, of a real attempt to improve the living conditions of our population and to modernise our country. In retrospect too much that was valuable was destroyed, too much was done without real understanding of the importance of community and social cohesion, too much was done using new and essentially untried methods of construction, and too much was done on the cheap.

But the real legacy of that time is the combined effect of seeing development as a large scale operation, where numbers, beloved of politicians, take precedence over 'quality', and the notion that development should be centrally directed. I have put quality in inverted commas as it could so easily be restricted in meaning to a technical, construction matter. But that is not what I mean. The quality that I am talking about is about spaces, enabling of community, access to social, transport and other facilities and, very importantly, the ephemeral and difficult to describe qualities that we might loosely describe as beauty.

There will always be major national infrastructure developments that do need to be dealt with at national or regional level. There needs to be provision for these works, but that doesn't mean that the same approach to development has to be applied to every one. A consequence of the mass redevelopment of the fifties and sixties was an inevitable backlash.

Housing in blocks that derived their justification from Le Corbusier's vision of the 'Radiant City', where towers sat

in green parkland with different uses set aside from one another in defined zones, soon threw up some serious shortcomings. The individual flats may have been light and warm, with decent kitchens and bathrooms, but each was anonymous served by a social desert of corridors and lifts. Communal facilities, where they were provided, didn't make

up for the casual interaction of streets where the daily social commerce had previously occurred.

The backlash gave strength to the conservation movement. It reinvigorated the idea that existing buildings could and should be renewed and enjoyed. In time the concept of Conservation Areas became part of our planning law



Simply repeating the mediocre doesn't make it more acceptable, then arranging it on routes that twist and turn incomprehensibly, particularly on large estates for whole townships as in Kings Hill creates microneighbourhoods that are isolated from each other, in agglomerations that have no legibility and no sense of purpose. It becomes a maze filled with sameness, no pointers as to how to escape, no hierarchies or beacons aiding orientation, no differentiation, no sense of an approaching centre or edge. Separating footpaths from roads may allow them to take shorter routes than the roads, but, being without even the modest supervision given by passing cars, particularly when between high fences of back gardens or otherwise out of view, they can easily become the playground of the ne'er-do-well, mugger and rapist. Separating uses into zones removes the richness of social and commercial interaction and creates deserts filled with absence. The resulting street has no provision for people, no places for children supervised by the adults, whether parents or neighbours, or for the elderly, for passing the time of day, where there is more thought infrastructure and provision for cars than people.



and procedure and the notions that underpin treatment of these areas has percolated through the whole of our built environment.

Unfortunately the combination of large scale development on the one hand and the overly preservationist approach derived from conservation have created a perfect storm. Both have a tendency

to create utopias that have to be protected by guardians. Both have a tendency to seem immutable, to resist the processes of evolution that created our historic towns, villages and cities, to stand as bastions against the changes that gave each place its character and uniqueness.

Around Whistable (for example) at the turn of the nineteenth to twentieth centuries, new estates were laid out with individual building plots being sold off to individual buyers. Some buyers bought a small block of such plots. Over time each has been built upon. But, and this is the important point, each has been done so individually, or in small groups. These are the places that people now find desirable and filled with character.

Today such a development would be built out by a single regional or national house builder, using

standard designs in standard layouts. The houses may not all be identical, as happened in the past, but they share enough characteristics to create an overall blandness that time

will find hard to obscure. They create what, in gang culture would be described as a 'turf'. In the past cities, towns and villages were built with close interaction between places to work, live and trade. They had to be as most people had to walk between such places. This is what created their form the very antithesis of zoning. But it is also the very antithesis of the large scale mass development. In order for these places to grow and thrive there had to be change, evolution, new buildings replacing old, old being adapted to suit new uses and changed circumstances.

The failure of planning legislation is that it does not embrace evolution over revolution. It fails to understand that the way in which development is planned and executed is critical to the way that it can adapt and be shaped in the future. As an example; a single shop in the Canterbury Whitefriars development cannot be demolished, significantly altered or rebuilt because it is so tightly integrated with its neighbours in structure and ownership. The only way that there can be change, other than a superficial facelift, is for the whole development to be replaced, a process of revolution rather than evolution, where the patina of history is obliterated rather than celebrated, where street patterns are relegated to being no more than lines on a map, as everything that defines them is swept away.

If we are to have places that we can celebrate in the future, a heritage that we can be proud to hand on, then we need to be much more radical with our planning legislation. We need to provide for development that grows out of our communities rather than

being imposed upon them. We need to give flexibility for local people to build and adapt their buildings and places in a more piecemeal and individual fashion. We need to wrest housing from those who are inclined to tell us what we want, to take it into our own individual hands and create what we actually want, individually. We need to be able to adapt our places to changing need and circumstance, to discard the failing and invigorate the succeeding in a continuing evolution that has no end, that is not gripped in a straightjacket of someone's utopia, locked in time, unable to follow a natural ebb and flow, unable to shape, and be shaped by the richness of local community life.

**We need to abandon the notion of mass housing, and replace it with that of a generous sufficiency of individual housing for individual people**

How many of us would accept that we all have to have the same make of car if we want to live in a particular place?

There do need to be frameworks, there do need to be restraints but they need to be ones that give space to individuals. The frameworks need to be technical and objective, understandable. They need to be justified and justifiable. They need to allow the exciting, novel, different as well as the tried and tested, the banal and the mundane. It means that planning applications should be judged in a more technical, measurable way and be less down to the subjective judgement of individual planning officers.

Of course, it does also mean that we, as individuals, have to accept other peoples' right to build and adapt, even if we don't particularly like what they might be doing.

The government has said that development is good and should be encouraged. But so long as town centres are blighted by large holes that are filled with monolithic developments, which can then only be replaced by another, possibly larger hole and another redevelopment, so long as we are subjected to more and more identikit housing estates of dubious quality and little character we are all being ill-served.

There are places for large developments, but not as an all-pervasive process. We need houses, shops offices that serve our streets with hierarchies, engagement, love and respect, not streets (or whatever we might call them: avenue; close; road) that serve our buildings. If we can't tell the difference we will all lose out.



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**Property:** Stodmarsh Court

**Address:** Stodmarsh, Canterbury, Kent, CT3 4BA

**Bedrooms:** 5 suites

**Price:** POA

## Stodmarsh Court

Stodmarsh Court occupies a delightful, private situation amidst unspoilt countryside on the edge of the delightful hamlet of Stodmarsh, which retains the well-regarded Red Lion Inn and the 12th century St Mary's church.

Stodmarsh

National Nature Reserve, a haven for migrating birds, is also nearby.

Stodmarsh Court is an exceptional Grade II listed country house of late 16th/early 17th century origins, substantially remodeled

and extended in the 19th century in Jacobean style and built predominantly of brick with casement windows under a pitched tiled roof with a Dutch gable to the North wing, the whole set within delightful landscaped gardens and grounds in a rural yet highly accessible situation.

Meticulously restored in recent years in sympathy with the original architecture, this fine house retains all the charm and character of the period including high-





ceilinged wellproportioned rooms, open fireplaces, panelled doors and a fine 17th century well staircase in the east wing. Some C16 black and white wall paintings on plaster were removed from this house in 1914 and are now in the Victoria and Albert Museum.

Beautifully refurbished by the current owners using reputable building company Cardy Construction Ltd under the supervision of a conservation architect, Stodmarsh Court incorporates all the benefits of modern living having been reroofed and with new windows throughout together with an excellent central heating system, electrical, alarm and sound systems, modern bathrooms and a fabulous custom built kitchen.

On the ground floor there is a delightful dining hall, beyond which is access to the exquisite drawing room, a playroom, a superb panelled library/study and a utility room. To the left is a magnificent kitchen/breakfast room with two pairs of south-facing French windows opening to the terrace.

Beyond is a recent extension comprising a breakfast room leading through to a superb, informal garden sitting room and study. From the kitchen there is also access to the rear hall and domestic offices.

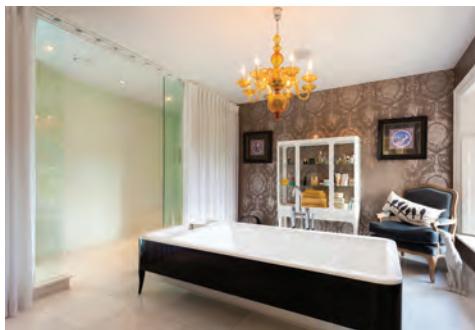


On ascending the 17th century oak staircase, there is a spacious first floor landing providing access to four beautifully presented bedroom and bathroom suites, two with dressing rooms whilst on the second floor is a spacious suite comprising of a sitting room, double bedroom and bathroom suite, the whole ideal for a teenager.

Immediately to the rear of the house is the former Brew House that has also been comprehensively restored to provide a cinema/party annexe with a fitted kitchen. This opens through to a delightful paved courtyard garden.

Stodmarsh Court is approached from the minor country lane via a shared farm access and then a private drive that sweeps down the hill, flanked by pasture fields and lawns to terminate in a parking area in front of the house. To the side there is access to the garage and stable yard and a further drive leads to an implement/machinery store and the railied manage/riding school.

To the west is a pair of gates opening to an inner yard fronting which is a stable yard comprising four looseboxes, tack and feed rooms, beyond which is the garage block with a triple garage, double carport and workshop on the ground floor and a superb independently





heated flat on the first floor, again in immaculate condition and comprising an excellent open-plan sitting room and kitchen, together with a double bedroom and bathroom.

To the front of the house are delightful lawned gardens bounded by herbaceous and shrub borders whilst to the side there is a small parterre garden and pedestrian gate leading to the oil storage tanks and farm access. To the west of the

house and accessible from the garden room is a sheltered, walled garden that leads around to the rear of the house.

For more information contact  
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