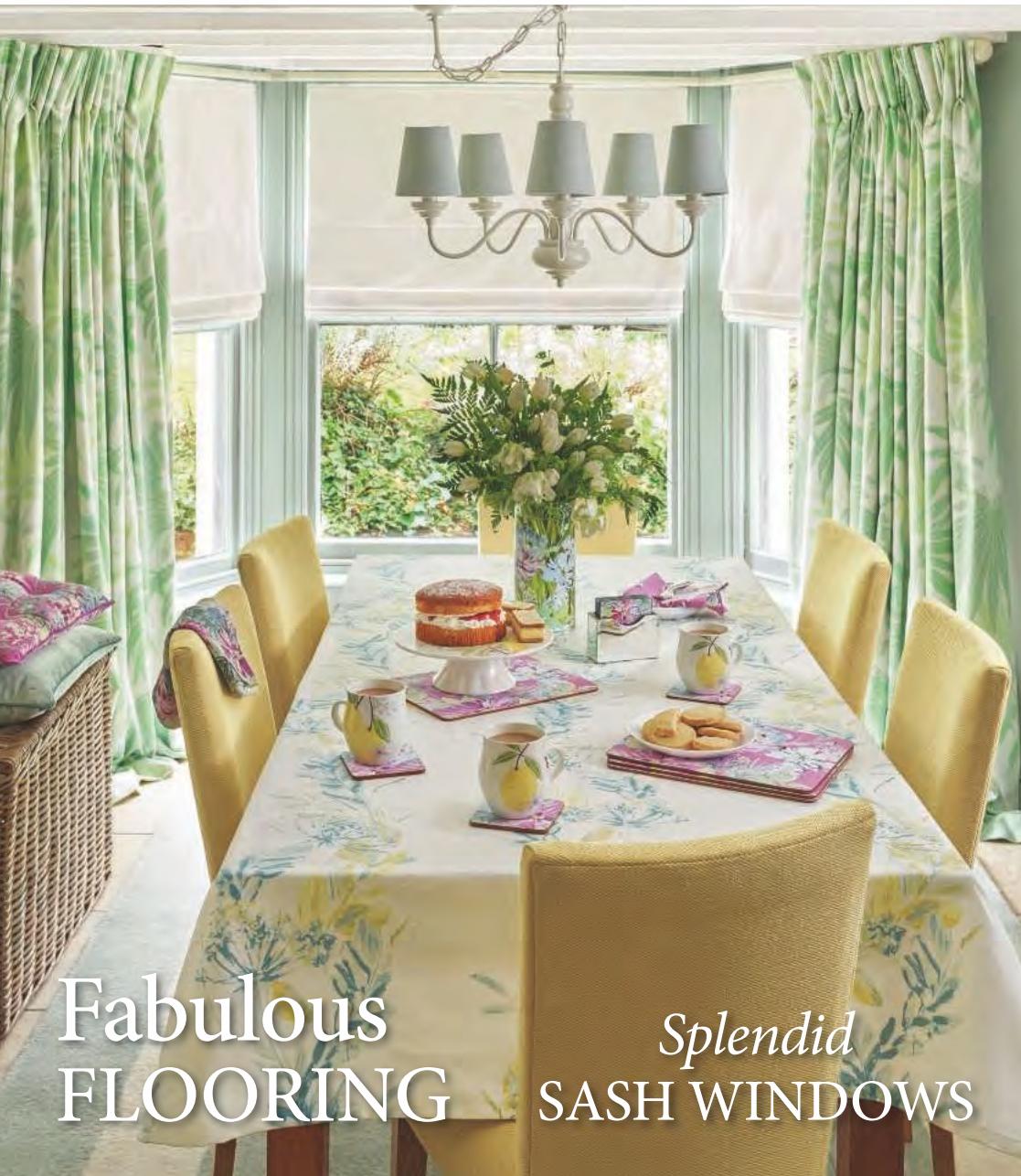


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# Welcome

SPRING 2019

This season sees many of us SPRINGING into action to tidy up and refresh our homes!

Maybe the carpets are looking a bit shabby, or the windows are sticking? We have features to help you replace flooring – honestly, it can be exciting rather than scary – and some advice about sash windows.

You could really add a unique touch to your property, inside or out, with some fabulous metalwork from Eastwell Ironworks who offer bespoke railings, gates, staircases and sculpture.

If it's simply a good clean-up that's required, SuperMaids can make your rooms sparkle for Spring. We spoke to Lorna Gear, the company founder, about her team of 'cleaning fairies'.

When all the hard work's finally done, what better treat than a chocolate or three? Read all about chocolatier Jane Napper's sweet passion and enter our competition for a place on one of her workshops.

Bye for now,

*Dawn*



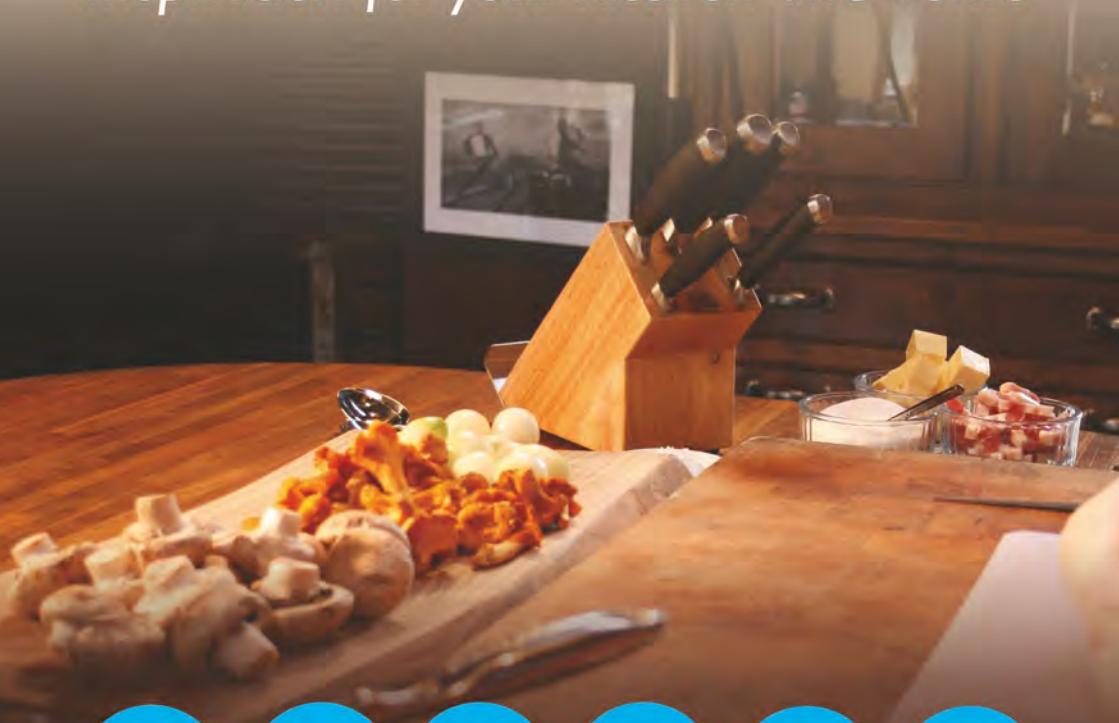


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The cold winter has dragged on, but early spring is the most exciting time in the garden.



## HEAVEN SCENT

With its trailing sprays of sweetly scented blooms, wisteria is one of the highlights of late spring. It has the reputation of being shy to flower, and it's true that seed-grown plants can take years to blossom. If however, you buy a named cultivar from a reputable nursery it should flower within a year or two. Most wisterias are pinkish-purple but nowadays the elegant pure white varieties are becoming increasingly popular. Traditionally the plant is grown as a climber along a wall, pergola or arch. If you don't have a suitable structure, or prefer to grow it in a container, it can be pruned into a free-standing tree.

## Globe theatre

Globe artichokes are most often found in the vegetable patch, but they are equally at home adding drama to the back of flower borders with their two-metre high flower stems and spiky grey-green leaves. The purple-budded varieties make especially fine ornamentals. Buy rooted suckers and plant out in March or April. Alternatively grow from seed and harvest your plants in their second year.



## BEAUTIFUL BLOSSOM

### Hanami - 14th April, Brogdale

Brogdale in Faversham is one of the few places in the UK to celebrate Hanami and with the largest collection of fruit trees in the world, it really is a sight to see!

Enjoy a tour of the beautiful orchards before relaxing with a picnic under the trees.

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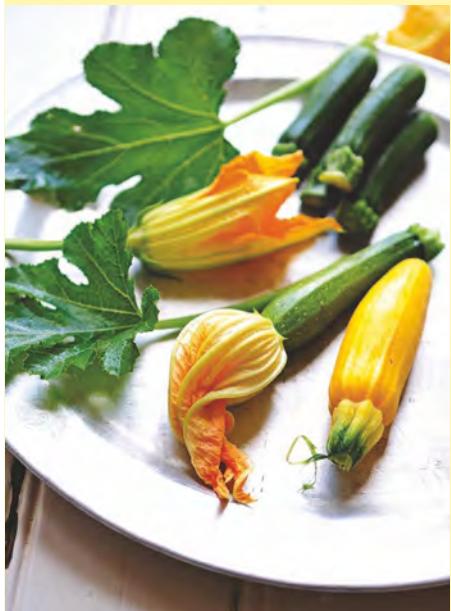


## SEASONAL SENSATION

There's nothing shy about this wallflower, which will pep up your garden with its vivid purple blooms from mid-February right through until late summer. Like all wallflowers 'Bowles Mauve' needs a well-drained, sunny spot. It can be used to brighten up beds, rockeries and containers and will survive most winters, but may get leggy. To keep your display compact, trim back immediately after flowering and replace every few years.

## GET SET FOR COURGETTES

Secure your own personal supply of courgettes this autumn by planting seeds from now until late May. Sow one per pot, water well and leave to germinate in a greenhouse or propagator. Transfer young plants to a sunny, fertile, outdoor spot in early summer. Feed and water regularly and you'll be harvesting crisp, tasty courgettes right through until the first frosts.



## *Seasonal gardening jobs*

- Clear up flower beds and borders
- Clean your greenhouse
- Sow seeds that need a longer season
- Tie your trees
- Plant primulas, polyanthus, pansies or dwarf irises and mini daffs - they are all hard enough to be outdoors now
- Keep on top of weeds while the beds are still empty
- Plant shrubs and perennials
- Cut your lawn - put the mower on a high cut for the first few times, gradually lowering the height as the grass grows more
- Don't be tempted to buy summer bedding just yet, as a late frost could kill them. Wait to give your plants a better chance.

## APRIL TOOL

You may not have heard of a widger, but once you've tried one you'll wonder how managed without it. Its long, narrow concave blade makes it perfect for picking out and transplanting delicate seedlings.



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# LITTLE WONDERS

EASY TO GROW AND PACKED FULL OF NUTRITION, MICROGREENS ARE AN EASY WAY TO GROW YOUR OWN AT ANY TIME OF THE YEAR. SOW NOW AND YOU'LL BE HARVESTING IN JUST ONE TO THREE WEEKS.

**M**icrogreens are leafy edible plants which are picked and eaten when they are just a few weeks old. They're quick and easy to grow and you can cultivate them on sunny windowsill all year round. They're also extremely nutritious and contain weight for weight far higher concentrations of vitamins than mature versions of the same plant. Not only that, but they taste terrific too. Crisp and fresh with an intense flavour, microgreens can be used on salads, quiches, stir fries, grilled meats, fish dishes and even desserts.

Most vegetables and herbs can be grown as microgreens. Buy your seeds in bulk, because you will be sowing fairly thickly. Simply sprinkle the seeds onto a tray of compost and cover with a very fine thin layer of compost. The seeds do not need to be sown thinly and the compost doesn't have to be good quality. Top the tray with a sheet of glass or slip it into a plastic bag to stop it drying out too quickly. Keep the soil moist – spraying with a fine mist is a great way to ensure they are kept in the right conditions.

You can harvest microgreens as soon as the plant's first two green leaves have developed, but you may wish to let them grow a little taller. Leave part of the stem in the soil for a second harvest and remember to keep moist. Experiment to see what you prefer. Some microgreens, such as sunflower quickly become bitter as they grow. Others are good to eat at any stage.

## WHICH SEEDS TO GROW

**Pea shoots:** these taste like fresh peas. They are good in salads and stir fries, and their pretty tendrils make them an appealing addition to almost any dish.

**Fava bean shoots:** less well-known than pea shoots, but excellent nevertheless. These have a fresh beany taste, grow easily, and taste good in salads, risottos and stir fries.

**Sunflower shoots:** have a slightly nutty taste and a pleasing crunch that go particularly well with avocado, but make a super addition to almost any salad.

**Rose radish:** fast and easy to grow, they will add a pretty red colour to your salads as well as a spicy, peppery kick.

**Mustards** like mizuna, mibuna and mustard red giant: these all pack a spicy punch.

**Coriander:** a little slower to germinate, but the intensity of the coriander flavour makes up for the wait. Fantastic as a garnish.



A small pair of scissors is the easiest way to harvest your microgreens. Cut the stalks to just above the soil surface.

# *Micogreens*

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# GAME OF THORNS

CLIMBER, RAMBLER, ANCIENT OR MODERN ROSE? WE PROVIDE A  
GUIDED TOUR TO THE NATION'S FAVOURITE FLOWER.

No English summer garden is complete without roses, but if there's one plant that causes consternation amongst gardeners more than any other, it's the rose. Gardening books can leave novices floundering in a sea of detail, and as for pruning, rose experts will have you believe it's a skill akin to brain surgery. However, by sticking to three easy to follow principles your roses will be plentiful and problem-free.

## 1. RIGHT ROSE FOR THE RIGHT PLACE

It's crucial to know what kind of rose you're dealing with – standard, shrub, rambler or climber. A bush rose won't like being trained up a wall, and a climber will never make a tidy standalone plant. Ramblers are far too vigorous for your garden obelisk, or to live next to your front door. And if you've got a rose in the wrong place there's only one thing to do: root it out and plant something more suitable.

## STANDARDS

Standards are easy to recognise - they're lollipop shaped. They look good in formal gardens or containers on the patio.

## SHRUB ROSES

Shrub roses are bushes. They can be trimmed to shape and used to add structure to the garden, just like any other shrub.

## CLIMBERS, RAMBLERS, SCRAMBLERS

Nothing sets off a house like a rose in full bloom trained against the walls, or draping the porch. Climbers or ramblers? It all depends on space. Most climbers are repeat-flowering and make a permanent framework of stiff stems that lend themselves to walls, pillars and pergolas. While roses enjoy sunshine, some will do on a shady north wall. Ramblers grow bigger, producing long flexible shoots from the base that are easy to train along ropes or over arbours, with large clusters of smaller flowers in early summer. Reserve the most rampant of these, such as 'Rambling Rector', to scramble up a tree or



engulf an unlovely garage or shed – these are not roses for small spaces.

## ROSES FOR CONTAINERS

Patio roses come in every colour, rarely exceed 2ft high, and flower all summer. The smaller ground cover roses also take well to containers – some of the best are named after counties, such as free-flowering Surrey and Kent.





## 2. PRUNE SENSIBLY

Once you know what kind of rose you're dealing with pruning is a doddle. Well-pruned roses live longer and perform better.

February is a good time to prune roses, but never prune anything in freezing conditions. Give yourself plenty of time, use a good pair of sharp secateurs, wear gloves and thick clothing. If you're tackling rambling roses with long stems, or very thorny ones, wear goggles too.

Healthy rose stems look olive-green. However dead, diseased or dying wood looks brown and needs to be removed. Look for any stems that head inwards, or cross and chafe against each other, and remove these to create an airy shape of strong healthy branches.

Look for outward-facing buds and make a slanting cut downwards away from the bud, about a quarter of an inch (5mm) above it and then the rain can drain away from the growing tip. Upright, repeat-flowering hybrid teas are cut back to six inches (15cm). Floribundas, shorter roses that produce clusters of flowers, are reduced to eighteen inches (45cm). Shrub Roses with long wands, are generally reduced in length by a third.

## 3. FEED AND WATER

Roses are susceptible to a variety of diseases, but if you feed and water them properly they'll most likely stay healthy. They are hungry plants that respond well to generous feeding.

Keep the area around the base of the rose free from competing plants, and sprinkle general-purpose or rose fertiliser around roses in spring at 70g per sq metre.

Mulch with rotted organic matter, ideally rotted manure, immediately after adding fertiliser. Keep the mulch clear of the rose stems, leaving a 10cm gap between the mulch and stems.

Feed roses in containers every fortnight from mid-spring until late summer with general-purpose liquid fertiliser until flower buds form and then with high-potassium liquid fertiliser, such as tomato feed.

Water ground-planted roses thoroughly every ten days during dry spells. It's better to give them a good drenching once in a while than a sprinkling every day.



A white garden chair with a slatted back and seat is positioned in front of a large rose bush. The bush is covered in numerous roses, ranging from light pink to deep red, some fully bloomed and others as tight buds. The background is a dense green lawn.

## OUR TOP THREE ROSES

**CLIMBER** *Climbing Lady Hillingdon*. A tea rose with huge, elegant, loose flower heads in a soft, unusual, creamy butter-scotch. It flowers continuously all summer with good disease resistance.

**SHRUB** *Reine des Violettes*, a hybrid with a lovely mix of colours on one plant. Deep pink flowers emerge in early summer, but as the weather gets colder, they turn a slaty, smoky purple to almost blue as they drop.

**RAMBLER** *Blush Noisette* Ideal for a small arbour or training over a wall. It is a very old, repeat-flowering rose. It has pretty pale pink flowers in dense tresses all summer.

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It's difficult to believe these metal masterpieces start life in an unassuming



workshop in New Romney in Kent, but that's no surprise when you meet Leigh Smallwood who started the business back in 1997. He's a modest man, who plays down his artistic abilities, explaining that when he was at school he was never considered any good at art, in particular the traditional skills like painting and drawing, so unfortunately he was not encouraged. Later however, he discovered that





he could fashion things in three dimensions from clay and that's where his love of making things began.

This burgeoning sculptural talent was reinforced when he took up an apprenticeship as a boilermaker at HM Dockyard Chatham, where for 4 years he learned all he could about working with metal, acquiring the skills of the trade, riveting, shaping and welding, all the while this fuelled his passion for working with this challenging material.

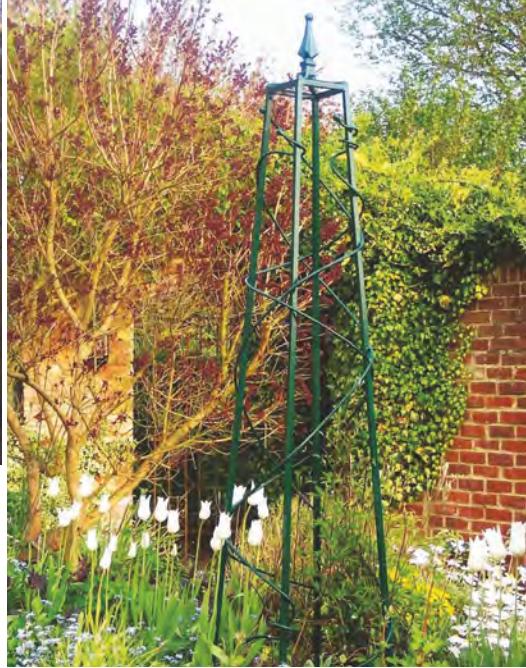
Fast-forward to the present and it's clear that Leigh's desire to create more unusual and exceptional metal objects, rather than the ordinary has inspired those around him.





Over the years, whenever there was a lull in production all the members of the team, particularly the trainees were encouraged to work on a personal project. They were tasked with imagining a dragon and then honing their skills by making it from metal. That's where the dragons come in; they've been adopted as the company's 'pets' and have become part of their identity even appearing in the Eastwell Ironworks logo.

Although, it must be said that the company does also produce, what are considered more conventional products made from metal like driveway gates and fencing, wrought iron railings and garden planters, obelisks and structures. They offer a bespoke service; clients are from a full spectrum of businesses,



architects, garden designers, upscale developers and well-heeled homeowners.

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claim blacksmithing, metal fabrication, steel fabrication and wrought ironwork as services they provide. Projects can be produced from a range of metals including steel, copper, aluminium, brass and cast iron, that can be combined with other materials like glass, timber and stone – all coming together to create beautifully designed, impeccably engineered, functional works of art, forged from fire.

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offered by SuperMaids, and a nod to the Welsh heritage of proprietor Lorna Gear along with the Welsh names bestowed on each of her six distinctive fully-equipped yellow vans.

The fleet is instantly recognisable throughout its operation in East Kent, from Faversham along the coast to Thanet and across to Sandwich, including all towns and countryside in between. Staff work in small teams to spruce up properties including private homes, holiday lets and student houses. They undertake regular cleans, one-offs, end-of-tenancy jobs – and of course, at this time of year, offer sparkling spring cleans. They work in offices and businesses, too.





Last year SuperMaids, based in premises near Whitstable where the yellow vans are parked poised for action, cleaned up a milestone 30 years of service. They still have three loyal customers from the very early days operating from Lorna's front room. She had been working for a franchise company in Canterbury and when that closed, she decided to save her

colleagues' jobs and protect the clients by venturing out on her own. "It was a new concept then to have a cleaning company, as most people employed individual cleaners," says Lorna. "And it was stressful for a while!" From the client's point of view, using a company means that when a cleaner is sick or on holiday, another can step in.

Lorna is proud of nurturing a kind and caring philosophy among her highly-trained staff, especially bearing in mind the advanced age of some of the clients. "My staff are thoughtful and have a great team spirit, too," she says. "It is our pleasure to make people's houses look good."

Lorna prefers to speak to potential new clients face-to-face or at least on the telephone, although you can of course make initial contact by email. From speaking to someone directly, she can get

a better feel for the scope of the work: for example, a family with multiple pets may present quite different challenges from a single professional client commuting to work or an at-home elderly person, even though they all live in identical houses.

"Every job is different and there is never a dull day," says Lorna. "Over the years we have seen an increase in holiday let work in the seaside areas, and also for second homes.

"But whatever it is, we aim to do a quality job. When I had my team in at my own house it was like the cleaning fairies had been! And I know they work to the same standard for everyone else."

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# THE FLOOR IN YOUR DESIGN

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# NATURAL STONE

The beauty of natural stone has been admired for thousands of years. If you are looking to immerse yourself in classic beauty and transform your floors, natural stone is the perfect choice. Long lasting, cost effective and versatile, it's also at home with other materials and textures such as wood, metal, glass, ceramic and porcelain.

## TRAVERTINE

Travertine is a form of sedimentary limestone, made from compressed deposits left by calcite-rich hot springs. It is usually pale in tones from off-white to bronze. Because of its marble-like qualities, travertine has been prized by sculptors for centuries.



## LIMESTONE

The options offered by limestone have ensured its popularity for thousands of years. Now you can create your own lasting impression with limestone, which is available in colours from white through to deep black.

## GRANITE

This hard stone, once molten like lava from the very centre of the earth is mainly made up of mica, quartz and feldspar. Dense, strong and durable, polished granite will enhance many rooms. With its low slip potential, granite is suitable for kitchens, hallways, boot rooms and porches. It also looks beautiful in different lights.

## MARBLE

All marble starts off as limestone, but great pressure transforms it into a hard, crystalline rock that can be worked and polished. White in its pure form, impurities form veins of many colours making each slab unique.

## NATURAL SLATE

Slate floor tiles in the home have become increasingly popular. Slate is used for interior and exterior use especially for flooring, walkways, stairs and wall cladding. In extensive quarrying areas such as Wales, there are still many buildings which are wholly constructed of slate.

Slate floor tiles, being made from an extremely durable material and totally natural, will bring a beauty and elegance of style to your home which can only improve with age. Slate floor tiles will enhance any room of the home, from the kitchen and bathroom through to the hallway and living areas. There can be no denying that in choosing slate tiles you will introduce a beautiful and cost effective addition to your home.

## Flooring tips & advice

- One of the first things that you need to take into consideration is measuring the area that the new floor will be placed in.
- The next thing is choosing the right type of flooring that matches the room you're renovating. This is important, as you do not want to place carpet in the bathroom area, or in the kitchen.
- Set yourself a budget to stick to. This way you do not spend more than you have to on your materials that are needed to finish the job.
- When choosing the floor design, be sure to make sure it matches the rest of the room. Colour scheme is something that you may need to take into consideration.





## CARPETS

Carpet trends have swung from one extreme to another, from the complex designs of the early twentieth century, through the bold geometric patterns of the early 20th century, to the more recent trend for plain, neutral colours. This last trend is one that has really made a mark on the public consciousness and many people now assume that a carpet should be a neutral backdrop for more expressive wall coverings and furniture.

This can certainly be a good approach. After all, it's a large investment and should last many years, so if you like to change your décor regularly then a plain carpet may be just the backdrop you need. However, take a look at interior design publications and you'll notice that colour and patterning are hitting our floors in a big way.

The best way to go about choosing a carpet is to consult a respected dealer or fitter. With professional advice and fitting, your new carpet should last for many years, making it a most worthwhile investment.

### WHICH CARPET TO CHOOSE

**WOOL:** Still thought of as being the best fibre for use in carpets. It's warm and luxurious underfoot, as well as being easy to clean, naturally flame retardant and eco-friendly.

**NYLON:** Very hard-wearing and quite often used in blends, i.e. 80% wool and 20% nylon. It's also easy to clean.

**POLYPROPYLENE:** This is typically used in twists and loop piles and is highly stain resistant.

**SISAL, COIR, SEAGRASS AND JUTE:** Prized for their durability they are ideal for high traffic areas and are of course natural materials.



## WOOD FLOORING

Hard wood flooring has an enduring reputation for quality and lends a distinct air of class to any home. Although it's one of the pricier options, a good quality hard wood will last many years and may add value to your property when you come to sell.

### SOLID OR ENGINEERED WOOD?

Solid wood flooring is flooring made from a solid piece of wood and nothing else. High spec engineered wood flooring on the other hand is made up of a thickness of hardwood on the top surface that is bonded to a multi-laminate hardwood ply. A plywood is basically multiple layers of hardwood bonded together in opposite directions. This is what gives the board its strength and stability and is what makes it suitable for harsher conditions such as when used over underfloor heating or in kitchens, bathrooms, conservatories etc.

### RECLAIMED WOOD

In recent years we've come to learn to protect our world and there is less wood available for construction, so we've looked to the ecological equivalent to newly harvested wood – reclaimed wood.

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Harvested decades and even centuries ago from slow-growth virgin timber, aged wood offers an authentic and exceptionally tight wood grain with a rich, naturally weathered colour and patina that cannot be duplicated today. Wood over 100 years old is particularly suitable for high-traffic areas, due its tight grain, which makes it resistant and hard-wearing.

Choose your wood carefully and make sure that your builders and contractors are confident working with reclaimed wood.

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# VINYL FLOORING

Luxury vinyl tile, which is also referred to as 'LVT' flooring, is great if you have an active home with kids or pets, or just high-traffic areas you want to keep looking beautiful.

You've probably heard of vinyl tile, the popular peel-and-stick flooring. Luxury vinyl tile is similar in its construction – a wear layer, an image layer, a resilient core and backing – but it's generally thicker, and offers greater levels of durability and design realism than vinyl tile.

There are a lot of options to choose from when it comes to vinyl flooring solutions but customers are quick to point out that Amtico and Karndean are more popular when it

comes to getting the perfect combination of design, durability, and cost. These two brands have been all-time favourites for quite a few decades. However, deciding between Amtico and Karndean can be a tough thing to do as both brands have their own unique selling points. While Amtico has marked its presence for over 50 years, Karndean has also given it competition for the last 40 years.

Both Amtico and Karndean are worth your money for a great looking floor. If it's a matte finish that you are looking for, Amtico should be your ideal choice while for a glossier look, you should choose Karndean.

Finally, your final decision regarding the right flooring solution should be a fine balance of both budget and preference.



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# Diary dates

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SAT 6TH APRIL, 12-3PM

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## All Things Kitchen with Everhot

SAT 18TH MAY - 9AM-5PM

Everhot Cookers are one of our favourite range cookers. If you've ever wondered how they operate, or if you're lucky enough to be the proud owner, stop by our store on 18th May where Everhot expert Graham will be with us between 12-3pm. Our talented and knowledgeable Designers will also be on hand all day, so if you're thinking beyond the cooker, you can enjoy a complimentary consultation to help inspire and kick start your planning. There's no need to RSVP, just stop by. We look forward to welcoming you.

## Candlemaking Workshop

WED 15TH MAY, 5.30PM-7.30PM

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# Grand designs

ORLESTONE OAK'S NEW GRAND FLOORING RANGE IS PERFECT FOR LARGE ROOMS AND BOTH PERIOD PROPERTIES AND MODERN ALIKE.

Until the Georgian era in the 18th century there was an abundance of large trees in the UK and houses were generally floored with wide planks of oak. According to Jasper Weldon writing for [www.buildingconservation.com](http://www.buildingconservation.com), floorboards were often more than 300mm wide. But as forests thinned out and the timber supply reduced, boards became much narrower and the best wood was limited to the richest rooms in the finest houses.

Since September, though, Orlestone Oak, a family firm with its own sawmill near Ashford, can install those early period-style floors with its new range called Grand Flooring. This is

available in either solid oak or engineered planks, up to six metres long and 400mm wide.

Director Jack Barton says he's very excited about the new range. "Everyone loves it. It's particularly suited to older houses with character and properties with a traditional look, but also works in more modern settings. No-one else is offering this, and it's really picking up momentum."

There is a huge range of colour and finishes and you can see them in the showroom at Nickley Wood, Shadoxhurst, Monday to Friday from 8am-5pm and on Saturday mornings. "We encourage customers to get involved in making choices, so the product is personalized and bespoke," says Jack, who has worked alongside his father, Managing Director Barrie Barton, since leaving school.

Grand Flooring is prepared on-site predominantly as solid oak planks which are cut, air-dried and kiln-dried before machining. Engineered boards produced in collaboration with a highly-respected supplier and having a top oak layer are available, too, with tongue and groove fixing. Both kinds of flooring are hand-finished by Orlestone to a high quality.

The firm offers other bespoke joinery work too – windows, doors, stairs, gates, furniture, decking – all in traditional oak which adds warmth, beauty and value to a home. The 60-year-old company prides itself on minimising its impact on the environment with extremely low wastage, for example a biomass boiler system burns sawdust to run the kilns that dry the timber.

The experienced and highly-skilled team is also proud of its craftsmanship following age-old methods: they cut wood – but never cut corners! [www.orlestoneoak.co.uk](http://www.orlestoneoak.co.uk) Tel: 01233 732179







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# SPLENDID SASHES

WINDOWS ARE SAID TO BE THE EYES OF A HOUSE: LETTING IN LIGHT, GIVING OUTWARD VIEWS, AND PROFOUNDLY INFLUENCING THE APPEARANCE.

- BY CLIVE BOWLEY OF ANTHONY SWAINE ARCHITECTURE LIMITED -

## THE HISTORY OF SASH WINDOWS

Until the end of the c17th, most windows were of the casement type, with leaded lights set into either stone mullions or directly into timber framing with wrought iron opening casements.

By that time, the modern concept of a separate timber window frame set into the masonry or wall framing had been developed. The classic window type was vertically proportioned with the windows divided into four panes, with a centre mullion and transom creating the characteristic cross-mullioned window associated with the Queen Anne style.

These windows were typically lead light glazed with a single wrought iron casement

opener and with the lead lights set out in a rectangular pattern.

The arrival of the double-hung sliding sash at the end of the C17th transformed English architectural design. Double hung sliding sashes (more commonly known as 'sash windows') probably originated in Holland but after their first use in quantity at Chatsworth in 1676, this novel mechanism was destined to become the definitive English classical window type.

Elsewhere in Europe it is now only found in the Netherlands and Portugal.

The first sash windows were unsophisticated and in some early examples had solid boxes and no balancing weights. The sashes typically had

heavy wide glazing bars with thick stiles and meeting rails.

Early sash windows were set forward in their openings, nearly flush with the brickwork with the box frame (containing the balancing weights) forming a broad margin to the actual sliding sashes. The exposure of so much woodwork was considered to be a great fire hazard and in 1709 the London Building Act required windows to be set back half a brick thickness into the facade (remember this was only 43 years after the Great Fire of London).

Further legislation followed in 1774 with another Building Act requiring that the windows should not only be set back but that the sash boxes needed to be hidden behind the facade brickwork. In this way the more elegant minimal appearance of late Georgian windows came about and sash window design followed



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this pattern right through into the Victorian and Edwardian eras.

In Kent the change-over to recessed sashes came later than in London with recessed type sash windows only becoming common in Canterbury after about 1817.

#### CLASSICAL PROPORTION

With Georgian sash windows the proportions that are all-important. The layout of the window became standardised, with the most common width of 3'6". (1067mm) used in most circumstances and the window heights determined by the position of the window in the facade. In 1756, Isaac Ware stated (in his 'Complete Body of Architecture') that the windows in the principal first floor rooms should be twice the width, diminishing as they rose through the building to the attic windows which were invariably square.



Photo: Clive Bowley

Outside London, grander houses were rarer and the window proportions were usually squatter with window heights of 1½ or 1¾ the width commonly used.

The window joinery was always seen as secondary to the proportions and indeed C18th architectural plans seldom show the windows at all, with them depicted as simple voids in the facade.

As the C18th progressed, the glazing bars and other elements of window joinery became more and more refined and elegant and by the Regency period, glazing bars were astoundingly thin, reduced to the minimum possible of a half inch wide (12mm), only to expand again in the C19th as glass sizes became larger, thicker and heavier.

The classic six pane layout of a Georgian sash

window became reduced to a standard four panes (two panes per sash) during the Victorian era and further reduced to single pane sashes (without glazing bars) right at the end of the C19th.

The design of windows and their detail and was therefore an evolution, starting with thick chunky glazing bars and sash boxes exposed at the face of the brickwork and progressing through to thinner, finer glazing bars and with the windows setback behind the masonry in the late Georgian period and with larger sheets of glass appearing as developments in the science of glassmaking yielded larger and larger glass sizes towards the end of the C19th.

The design of windows and their detail was therefore an integral part of the history of any historic house and are a means by which the house can be accurately dated to within a decade or so. This is why there is so much concern about the damaging impact of replacement windows, which invariably damage the character of historic houses.

#### REPLACEMENT WINDOWS

When considering replacements, it is always essential to have windows made with accurate copies of the details of the original, or reinstated to the original design when the windows have already been changed in the past.

*“When considering replacements it is always essential to have windows made with accurate copies of the details of the original”*

Today there is great pressure from the double-glazed versions to upgrade windows to double glazed versions. With C18th houses with their slender sashes and fine glazing bars, it is impossible to replicate the detailing of the original joinery using double-glazed units and in houses of this period double-glazing should always be resisted, leaving any thermal



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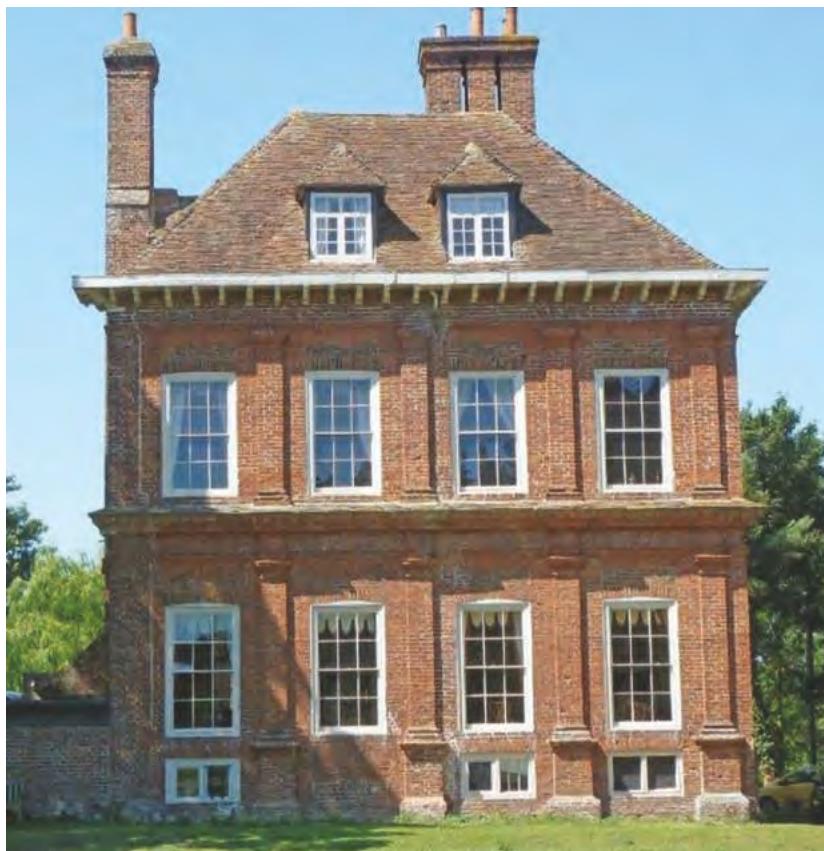


upgrading to be achieved using secondary glazing panes leaving the original windows and (often) their original glass intact.

The heavier sash sections of Victorian sash windows mean that it is sometimes possible to adapt the sashes by deepening the rebates to receive a thin double-glazed unit bedded in a non-setting glazing mastic party to replicate the appearance of single-glazing.

However, this option is generally discouraged on listed buildings and it is always preferable to retain the originals and rely on careful overhaul, draft stripping and secondary glazing to achieve the improved thermal comfort and efficiency that is now expected by modern homeowners.

*Photos: Clive Bowley*





*DB Specialist Joinery*

#### PERMISSIONS REQUIRED

If the building is listed, proposals for upgrading sash windows to double-glazed units will always require Listed Building Consent and often permission may not be forthcoming.

Many other traditional but non-listed houses may be covered by what is known as an 'Article 4 Direction', this has the effect of restricting the householder's rights to change their windows and it is always essential to check with the local authority before considering work to upgrade the windows before considering letting 'slim' glazing panes into original windows.

Other solutions using standard replacement double-glazed timber or plastic windows are never successful, with the clumsy detailing

of the sash sections and the thicker standard double-glaze units, (usually retained by timber glazing beads) appearing crude and clumsy by comparison with the original. Replacing windows in this way may well improve energy efficiency and comfort within the house, but they tend to spoil the appearance and devalue the property significantly.

If the property is not a house then planning permission is always required for this sort of work and some councils in Kent operate policies of resisting changing windows to double glazing, especially if the house is part of a terrace or a flat in a larger house where the change in appearance would spoil the unity and simplicity of the entire elevation.

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# RISEN FROM THE ASHES

AFTER FIRE RAVAGED A BEAUTIFUL PERIOD HOUSE IN GRAVESEND LAST YEAR, JOINERY SPECIALIST DARREN BATE WAS CALLED IN TO HELP RESTORE THE MUCH-LOVED FAMILY HOME

**A**n electrical fault had started a blaze under the stairs one night while two adults and two children were sleeping. Luckily a smoke alarm prompted them all to exit safely, but the stairs were destroyed and the fire had spread to other rooms.

Thanks to Darren, who owns DB Specialist Joinery Ltd based in Canterbury, a replica



staircase has now risen from the ashes. It was installed just before Christmas, and Darren's team has since focused on fitting a replacement kitchen which was hand-built from scratch, keeping to the same configuration specification as before the fire.

All along the process there were meetings with the main contractor – Bartons of Whitstable and their contracts manager Mr Firmin, and careful



discussions with the clients, who took a close interest in the renovation. "They were really keen that we kept faith to all the details, right down to paint colours and handles," says Darren.

The 'carbon copy' of the old staircase and hall panelling has one extra – some discreet understair storage solutions which the clients



negotiated separately with Darren alongside the insurance specification.

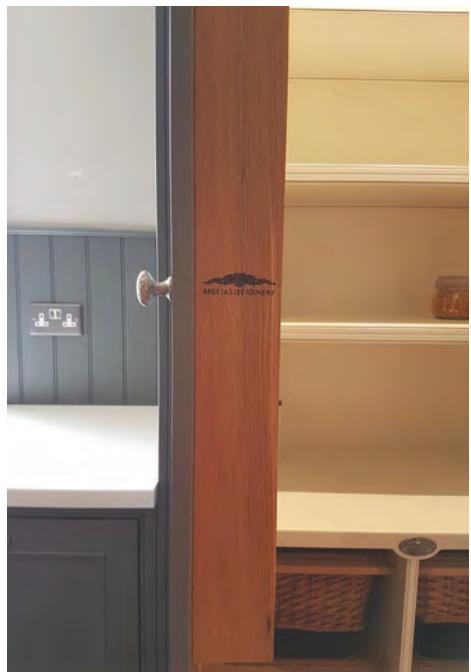
“The guys on the shopfloor and in the sprayshop have done a magnificent job on these two projects which the client seems to really appreciate. We have a great team here that I am really proud of,” he says. “This type of work is our bread and butter, and we have the in-house skills to do it.”

Darren, who has owned a business for 20 years, focuses on surveying, estimating, drawing and processing, with office back-up from wife Tara, and is reliant on his team of experienced joiners, machinists and finishers to maintain an excellent reputation for bespoke work of high quality.

The firm can design and make all types of purpose-made joinery, from just a single replacement sash to a complete development. They work closely with local authorities and particularly with conservation officers.

CAD two-dimensional drawings are produced in-house and the workshops are on site at the premises on the outskirts of Canterbury – “a fantastic location in a city so rich in conservation where our skills come into their own,” says Darren.

He’s a man happy in his work, and nothing pleases him more than seeing the guys on the shop floor focused and passionate about the work we do combined with satisfaction and appreciation on the faces of clients. “People love the smell and feel of timber, and I like it when they take a real interest in what we do,” he says.  
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All this makes Kent an outstanding place to eat out.

From contemporary Michelin-starred restaurants to characterful eateries graced by log fires or stunning sea views. Kent offers everything from fine dining and gourmet Asian cuisine, to great grub in rural pubs.

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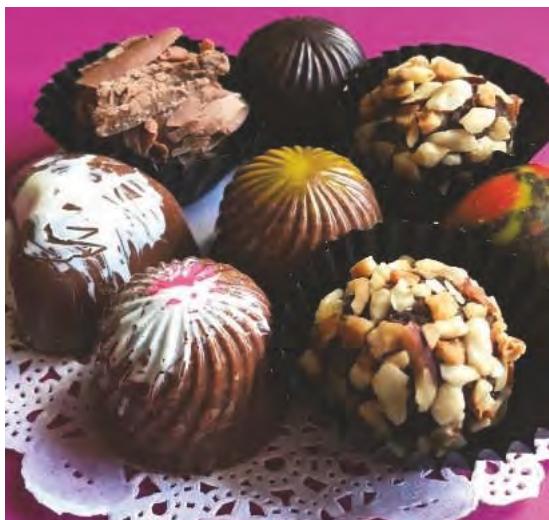
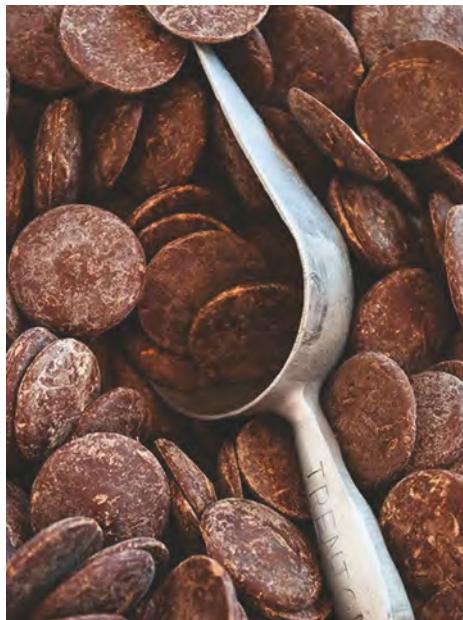
# Simply Chocolate

EASTER IS A TIME THAT IS SYNONYMOUS WITH ALL THINGS CHOCOLATE – SO WITH THAT IN MIND, WE MEET A LADY FROM SIMPLY CHOCOLATE OF WHITSTABLE WHO HAS TAKEN HER LOVE OF THIS CONFECTION TO THE REALMS OF AN ART FORM...

Jane Napper wasn't really thinking of chocolate as an outlet for her creativity. She was actually looking at patisserie classes online when she spotted a course on how to become a chocolatier, run by world-renowned chocolate master Mark Tilling. From that moment on, thoughts of patisserie went out of the window. She saw what she describes as the most fantastic array of jaw-dropping images of chocolate creations: flowers, truffles, miniature gateaux, gourmet chocolate bars and more; it was then that she realised she wanted to become a chocolatier.

For those uninitiated amongst us, a distinction needs to be made – a chocolatier is a person who makes confectionery from chocolate. This is different from chocolate makers, who create chocolate from cocoa beans and other ingredients.

Seeing the opportunity the chocolatier courses presented, Jane recognised that here was not only a channel for her creativity (she's always enjoyed making things) but this would involve learning how to make beautiful objects from something that she truly loves – chocolate. She's such a fan, she eats some every day!



Five years have passed since her first course, and she says, "The Masters of the art made it all look so easy, but it certainly isn't! You continually learn from your mistakes, sometimes you have accidents in the process, some actually turn out to be happy ones where you create something unexpectedly wonderful. There are technical aspects to working with chocolate, making sure the timing and the temperature are right, not to mention ensuring everything including the ingredients are the finest, ensuring the texture, finish and the flavour combinations are correct, and that's before you consider the aesthetics of moulds and decorations."

With many more courses and several years of experience under her belt, Jane is now a fully-fledged chocolatier, who enjoys sharing her love of the art so much, that she runs her own chocolate workshops at various venues in the south-east. The workshops are themed to the time of year, everything from hearts for Valentine's to Christmas with filled chocolates,



hand-rolled truffles and Christmas trees.

"It's rewarding and exciting teaching people. They leave with a new-found respect for the art of the chocolatier, having made their own chocolate creations to take away. Mind you it can also be a bit nerve-wracking, you never know until the chocolate comes out of the mould if all is well, but it's definitely fun! In recent years I've been trying to make sure the workshops can cater for everyone, so I've sourced specialist ingredients, some dairy-free and my vegan chocolate workshops are becoming very popular. I want to be as inclusive as possible so everyone that wants to can enjoy trying their hand at the art of the chocolatier."

With Easter on the way, Jane is planning several workshops in the coming months where you can learn how to make your own hollow chocolate eggs filled with mini praline eggs



along with spectacular chocolate 'shards' – gift-wrapped ready for you to celebrate Easter.

You can find out more by visiting [www.simplychocolatewhitstable.co.uk](http://www.simplychocolatewhitstable.co.uk) where details of all the workshops can be found. You can also register your interest for information on all future workshops.

## WIN TWO PLACES AT A SIMPLY CHOCOLATE WORKSHOP

Jane is offering two free places on one of her Easter workshops to be held on:

**SUNDAY 14TH APRIL 10AM-12 NOON**  
at the Grain Store Studio, Brenley Farm, Boughton-under-Blean, Faversham, Kent ME13 9LY

*To enter, like our Facebook page at Conservation News Kent Magazine, or follow us on Twitter @consnewskent, or email dawn@cnkent.co.uk. Just send us a message via any of these saying you want to enter the draw to win two places on the Easter workshop. Please note you must confirm you can attend on Sunday the 14th April.*

The closing date for the draw is 5th April 2019, and winners will be notified as soon as possible after this date – good luck!



# VIEW FROM THE BRIDGE

PREVIOUSLY A SECLUDED COUNTRY CLUB, BRIDGE PLACE HAS A LIVELY HISTORY. THE RESTORED HOUSE AND BUILDINGS WILL HAVE 29 ROOMS INCLUDING SOME NEW 'HOP PICKERS HUTS' OVERLOOKING WATER MEADOWS.

If like us you've been intrigued by the news of the reincarnation of Bridge Place Country Club into a new restaurant with rooms, then you'll be pleased to hear we will be featuring the Pig at Bridge Place in our summer edition of Conservation News.

The 17th century Manor House nestling in the beautiful countryside just south of Canterbury is well known by many locals who may have fond memories of dancing the night away at the Bridge club throughout the last few decades. It is set to open its doors in May as the sixth hotel in the Pig's portfolio of lifestyle restaurants with rooms, offering guests a refreshingly informal and welcoming service, superb authentic locally sourced dining and luxury accommodation, with plenty of 'wow'

factors woven in - all surprisingly billed as affordable luxury.

It sounds wonderful and we'll look forward to sharing our private view into its revival, especially with our conservation hats on – particular attention has been paid to sympathetically restoring the Jacobean interior with its plentiful period features, panelled rooms and secret staircases. We'll bring you an inside view of the Hop Pickers Huts that are part of the alternative accommodation offered within the grounds alongside the stylish rooms and suites in and around the main house.

The Pig at Bridge Place opens on May 13th with restaurant only bookings available closer to the opening date.

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SERVES  
EIGHT



# SOMETHING *for the* WEEKEND

## ROAST LEG OF LAMB WITH CAPER & LEMON

*Easter is a great time to gather together friends and family and enjoy the very best food and wines.*

*The intense flavours in this dish make it the ideal roast for any weekend.*

### YOU WILL NEED

1.5kg maris piper potatoes, cut into about 0.4cm-thick slices

½ celeriac, peeled and cut into about 0.4cm-thick slices

1 large onion, sliced

4 garlic cloves, crushed

3 rosemary sprigs, leaves stripped

6 juniper berries

1 tbsp capers

100g slightly salted butter, softened

1 lemon, zest

2-2.5kg leg of lamb, trimmed of excess sinew

450g pack lamb gravy, heated

### METHOD

Preheat the oven to 220°C, gas mark 7. Season and toss the potatoes, celeriac and onion over the base of a large roasting tin; pour over 100ml water. Use a pestle and mortar to crush the garlic, rosemary, juniper and capers to a rough paste; stir in the butter with the lemon zest and plenty of black pepper.

Pierce the lamb all over with a sharp knife and rub with the butter mixture. Sit the lamb on top of the potatoes, season with sea salt and roast for 20 minutes. Reduce the heat to 180°C, gas mark 4, and cook for 1 hour 20 minutes, rotating the lamb halfway. Lift the lamb off the potatoes and rest on a board loosely covered with foil.

Increase the heat to 200°C, gas mark 6. Tip the tin and baste the potatoes with any juices; return to the oven for 30 minutes while the lamb rests. Before serving, pour off and discard any excess fat from the potatoes. Serve with the sliced lamb, gravy and steamed greens, if liked.

### COOK'S TIP

You can vary the aromatics in the butter crust. Try sage or thyme instead of rosemary, anchovies instead of capers or fennel seeds instead of juniper berries.

# VANILLA CHEESECAKE WITH BLUEBERRY COMPOTE

*This blueberry vanilla cheesecake is a delicious and impressive dessert recipe. With fresh blueberries and a hint of vanilla this cheesecake is the perfect fruity sweet recipe to serve your guests on Easter Sunday.*

## YOU WILL NEED

50g unsalted butter, melted, plus extra for greasing  
150g digestive biscuits  
2 x 280g tubs full fat soft cheese  
100g icing sugar, sifted  
200g Greek yogurt  
300g whipping cream  
1 tsp vanilla bean paste  
2 x 150g packs Blueberries  
2 tbsp maple syrup  
1 cinnamon stick

## METHOD

Preheat the oven to 150°C, gas mark 2. Grease and line the base and sides of a 20cm springform tin with baking parchment. Put the digestive biscuits in a freezer bag, seal, then bash to crumbs with a rolling pin. Pour into a bowl and mix with the melted butter. Press into the base of the tin and bake for 15 minutes. Set aside to cool.

Beat the soft cheese, icing sugar, yogurt and a pinch of salt together with a wooden spoon. In a separate bowl, use a balloon whisk to whisk the whipping cream and vanilla paste to soft peaks, then gently fold the cream through the soft cheese mixture. Pour onto the cooled base and chill for at least 4 hours or ideally overnight.

Meanwhile, heat 1 pack blueberries in a pan with the maple syrup and cinnamon. Bring to a simmer and cook gently for 3-4 minutes, until the berries burst. Tip in the other pack and take off the heat to cool to room temperature, then chill. When ready to serve, discard the cinnamon stick and spoon over the chilled cheesecake.

## COOK'S TIP

If serving this cheesecake on a hot day, pop it into the freezer for 10 minutes before topping with the blueberries.

Recipe courtesy of Waitrose

SERVES  
10



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# — KENT —

## *Farmers' Markets*

### **MARCH**

**FRIDAY 1ST, 8TH,**

**15TH & 29TH**

Egerton

**SATURDAY 2ND**

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Sevenoaks; Tunbridge Wells  
(Pantiles); Wye; Sandgate  
(Chichester Hall)

**SUNDAY 3RD**

Ashford; Bearsted; Tunbridge  
Wells (Pantiles)

**TUESDAY 5TH, 12TH,**

**19TH & 26TH**

Capel le Ferne; Hildenborough

**THURSDAY 7TH, 14TH,**

**21ST & 28TH**

Charing; Rolvenden;  
Shipbourne; Whitfield

**SATURDAY 9TH**

Bridge; Headcorn; Hythe;  
Offham; Sevenoaks;  
Tunbridge Wells; Whitstable

**SUNDAY 10TH**

Herne Bay; Lenham;  
Tonbridge

**SATURDAY 16TH**

Sevenoaks; Tunbridge Wells  
(Pantiles); Wye; Yalding;  
Sandgate (Chichester Hall)

**SUNDAY 17TH**

Aylesford; Rochester;  
Tunbridge Wells (Pantiles)

**FRIDAY 22ND**

Egerton; Maidstone

**SATURDAY 23RD**

Bridge; Cranbrook Hythe;  
Sevenoaks; Tunbridge Wells;  
Whitstable

**SUNDAY 24TH**

West Malling

**SATURDAY 30TH**

Sevenoaks

**SUNDAY 31ST**

Brogdale, Faversham;  
Cliftonville

### **APRIL**

**TUESDAY 2ND, 9TH, 16TH,**

**23RD & 30TH**

Capel le Ferne; Hildenborough

**THURSDAY 4TH, 11TH,**

**18TH, 25TH**

Charing; Rolvenden;  
Whitfield

**FRIDAY 5TH, 12TH, 19TH**

Egerton



### **SATURDAY 6TH**

Chatham; Penshurst;  
Tunbridge Wells (Pantiles);  
Sevenoaks; Wye; Sandgate  
(Chichester Hall)

### **SUNDAY 7TH**

Ashford; Bearsted; Tunbridge  
Wells (Pantiles)

### **SATURDAY 13TH**

Bridge; Headcorn; Hythe;  
Sevenoaks; Tunbridge Wells;  
Whitstable

### **SUNDAY 14TH**

Herne Bay; Lenham; Tonbridge

### **SATURDAY 20TH**

Sevenoaks; Wye; Yalding;  
Sandgate (Chichester Hall)

### **SUNDAY 21ST**

Aylesford; Rochester,  
Tunbridge Wells (Pantiles)

### **SATURDAY 27TH**

Bridge; Cranbrook; Hythe;  
Sevenoaks; Tunbridge Wells;  
Whitstable

### **SUNDAY 28TH**

Brogdale Farm, Faversham;  
Cliftonville; West Malling

## **MAY**

**THURSDAY 2ND, 9TH,  
16TH, 23RD & 30TH**  
Charing; Rolvenden

**FRIDAY 3RD, 10TH, 17TH  
& 31ST**  
Egerton

**SATURDAY 4TH**  
Chatham; Penshurst;  
Sevenoaks, Tunbridge Wells  
(Pantiles); Wye; Sandgate  
(Chichester Hall)

**SUNDAY 5TH**  
Ashford; Bearsted; Tunbridge  
Wells (Pantiles)

**TUESDAY 7TH, 14TH,  
21ST & 28TH**  
Capel le Ferne; Hildenborough

**SATURDAY 18TH**  
Sevenoaks; Tunbridge Wells  
(Pantiles); Wye; Yalding;  
Sandgate (Chichester Hall)

**SUNDAY 19TH**  
Aylesford; Rochester;  
Tunbridge Wells (Pantiles)

**SATURDAY 25TH**  
Bridge; Cranbrook; Hythe;



Knockholt; Sevenoaks;  
Tunbridge Wells

**SUNDAY 26TH**  
Brogdale, Faversham;  
West Malling

*For more information on  
Kent Farmers' markets and  
what's in season please visit  
[www.kfma.org.uk](http://www.kfma.org.uk).*

# Simple cooking AT HOME

SIMPLE COOKING AT HOME IS DESIGNED TO HELP YOU IN THE MOST PRACTICAL WAY POSSIBLE. IT STARTS IN JANUARY AND TAKES YOU RIGHT THROUGH THE YEAR.

**A**lan Barnes is a professional chef of over 30 years' experience with patisserie a specialty, was born in Canterbury and raised in the nearby market town of Faversham. He studied catering at Broadstairs and was quickly employed by Canterbury's County Hotel, followed by The Grand Hotel in Brighton, and subsequently in France at Le Bistrot de Lyon in Lyons.

Returning home to accept the position of Head Chef at the award winning Lloyds Restaurant in the prestigious city of Canterbury.

Three years ago he wrote a Cookery Book called Simple Cooking



## ASPARAGUS SPEARS WITH LEMON (IN-SEASON 1ST OF MAY)

### INGREDIENTS

Allow 6 asparagus spears per person

Pinch of salt

60g butter

Squeeze of lemon juice

Trim off the hard white ends of the asparagus. Scrape the stalks with a sharp knife, working downwards from the head. Tie them into small bundles of six with the heads all in one direction. Cook very gently in salted boiling water for 5 mins. Serve with melted butter and lemon juice.

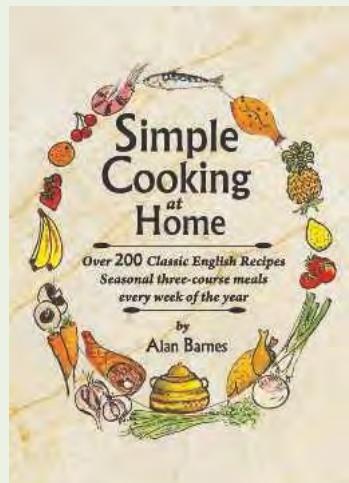
at Home, it is now available on Amazon. The book is compiled from 30 years of cooking over 200 favourite recipes.

He always had it in mind to write a cookery book that could be used by everyone, to run with the seasons, using very easy-to-follow recipes. His book is a 52 week guide, giving the most practical advise possible, with a three-course meal each week, in season.

He has tried and tested all the recipes countless times. Whether you want to cook a baked potato or baked lobster, you'll find the methods easy and clear to use. And all of them simple to create.

This book will give you a fine repertoire of dishes, with the easy to use Index, which takes you to the correct week of the year when the ingredients are in season; and the cost is lower.

Below we feature two recipes from Alan's book featuring spring produce. To ensure your dishes are perfect, always use the freshest produce and make it local.



## WIN A COPY

For your chance to win a copy of Simple Cooking at Home by Alan Barnes, please email your name, address and telephone number to [dawn@cnkent.co.uk](mailto:dawn@cnkent.co.uk). Closing date for entries is 17th May 2019. Good luck!

## KING PRAWNS IN GARLIC BUTTER (ST. PATRICK'S DAY)

### INGREDIENTS

12 king prawns  
60g garlic butter  
Squeeze of lemon juice  
Lemon wedges

SERVES  
**TWO**

Allow 6 king prawns per person.

Melt the garlic butter in a large frying pan, gently fry all the prawns for 4 mins on both sides until they turn pink. Just before serving squeeze the lemon juice over the prawns. Serve at once with a little of the hot butter and a lemon wedge on the side.





## TEN TIPS for entertaining at home

*Alan Barnes top ten tips will leave you feeling relaxed and in control, allowing you to enjoy the evening and entertain your guests as if you were attending the party, not hosting it.*

**1** When welcoming your guests, show how happy you are to have them in your home. They will always remember how welcome you made them feel.

**2** Have appropriate music playing when your guests arrive, with drinks and appetizers available.

**3** Set the lighting to have several sources of light at various heights. Place scented candles in the bathrooms and unscented candles in the living areas, so not to interfere with the food.

**4** Have fresh flowers in each room, clean and tidy the house moving all breakable objects to another room, to avoid any accidents.

**5** It's a fun idea to set place cards on the table, ensuring all your guests will be evenly seated i.e., boy, girl, boy, girl, which helps spark good conversation.

**6** Allow 45 minutes from when your guests arrive to sitting down for dinner. This will allow them to have a drink, nibble at appetizers and become comfortable with the other guests.

**7** Use familiar and well-practiced recipes, I wouldn't recommend trying out a new recipe for the first time. What's hum-drum to you will be new and interesting to your guests.

**8** Choose a cold starter that's easy to prepare and plate up ahead of time, when your guests sit down to eat you calmly appear from the kitchen ready to start.

**9** The main course can easily be a slow-cooking dish, that won't spoil left on a low heat in the oven until it's time to serve.

**10** For dessert, a fruit mousse is always a favourite. This can be made well in advance, put into nice glasses and left in the fridge until you are ready.

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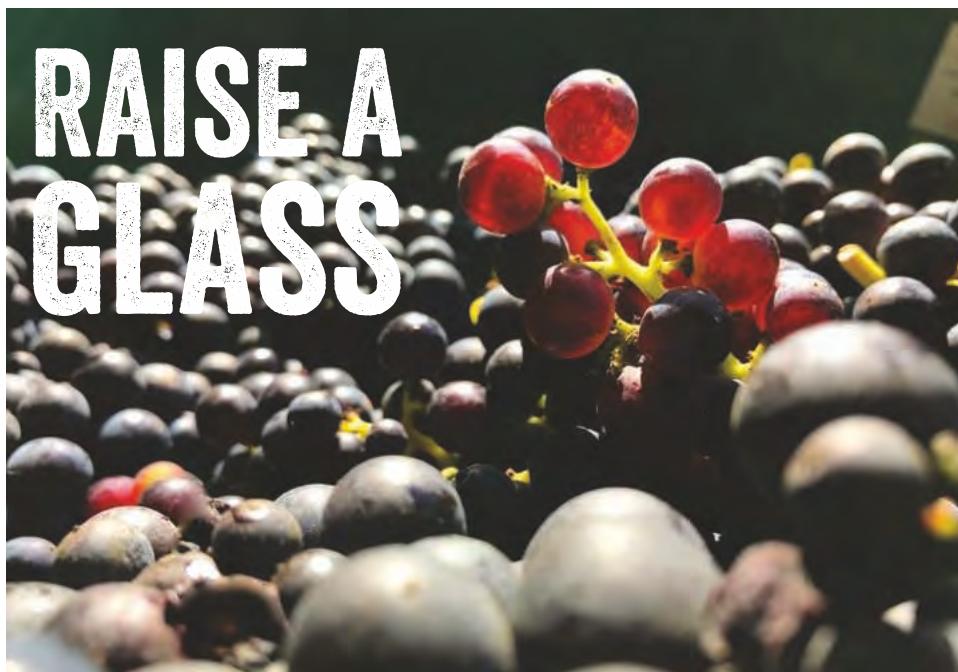
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# RAISE A GLASS



OUR WINE EXPERT ROWENA HAWTIN, RECENTLY VISITED BARNSOLE VINEYARD NEAR CANTERBURY FOR A TOUR AND TASTING.

English wine has come a long way since the 1950s when the first commercial vineyard was planted in Hambledon, Hampshire. Climate change and improved wine making techniques have revolutionised the English wine market with many premium wines being sold in top restaurants around the country.

## Barnsole Vineyard

In February, I went to visit Barnsole vineyard just outside Canterbury and met the owner, who is passionate about English wine and has an amazing knowledge of the history of English wine. If you're looking for something different why not pay Barnsole a visit?

On arrival we were greeted with a glass of their flagship wine – the Classic sparkling wine (2015)

made from Pinot Noir and Chardonnay, with aromas of fresh green apples and toasty/biscuit flavours – it's excellent value at £24.99.

After the talk and tour, we tasted the Barnsole 2016 Dry Bacchanalian made from 100% Bacchus. The aromas are very similar to Sauvignon Blanc - herby and grassy with very high acidity. If you enjoy a bone dry white – then I would certainly recommend this. £12.70.

Personally, I preferred the Barnsole 2017 Off Dry Bacchus which still retained the herby characteristics typical of this grape, but it is softer with a fuller mouthfeel and some soft stone fruit coming through on the palate. £12.70

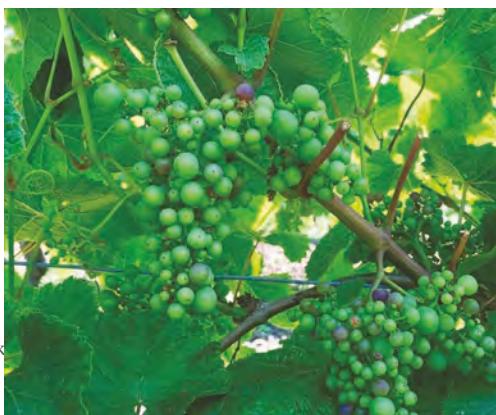
The final wine we tasted was red - Barnsole Red Reserve (2016) made from Rondo and Regent. Rondo is grown quite widely in England

as it ripens early, ideal for a cooler climate and gives wines with a great depth of colour. Regent, of German parentage, is also a disease resistant, early ripening grape and these two together produce a red wine with medium body and acidity with ripe, fresh, red fruit on the palate with well balanced tannins. Served slightly chilled. £9.50

The tour and tasting is excellent value at just £11 per person; to book 07772 300511

[www.barnsole.co.uk](http://www.barnsole.co.uk)

Further information can be found at <https://kentvineyards.com> or for a general view <https://www.theenglishwinecollection.co.uk>  
#Thewinelady [www.discoverthevine.co.uk](http://www.discoverthevine.co.uk)



# BAILLIE HALL, GREAT CHART



**B**aillie Hall is a truly outstanding Grade II\* Listed Tudor manor house. Dating in parts back to the 15th Century, the house was extended in 1914 by renowned architect Baillie Scott, and the Arts & Crafts influences throughout work in harmony with the original Tudor wings of the house.

The rather splendid principal front door is on the eastern flank and opens into a welcoming entrance hall with a delightful cloakroom to the right. From the hall, timber steps rise from the parquet brick floor into the main drawing room.

Original Tudor features include a large inglenook fireplace and beamed ceiling. A door to the right of the fireplace opens into the magnificent dining room, an atmospheric space with panelling to three-quarter height and deep windowsills – it is a room that works perfectly for an intimate or more formal dinner party.

Off the main drawing room and facing south is a charming study which has a beautiful fireplace edged with original Arts & Crafts tiles and has French doors to the garden. From here a parquet brick passageway leads through to the wonderful kitchen, a sizeable room with ample space for a farmhouse table and chairs, which features a deep fireplace housing a three oven oil-fired Aga. Adjacent to the kitchen is a cosy snug which leads to two further rooms, a utility/scullery room and a quirky butler's pantry with a door leading back to the dining room. Beyond the dining room is a third reception room; an elegant sunny sitting room, which was originally Baillie Scott's studio that has high ceilings and lovely views across the garden to the fields beyond. Off the lobby is a light pleasant bedroom with Arts & Crafts fireplace and a large, smart adjacent bathroom.

The main staircase rises from the hall to the first floor landing. Two beautiful bedrooms both with original fireplaces face the front and have lovely views across the gardens. The stunning master bedroom has exposed oak beams and a deep Delft tiled fireplace.

The en-suite bathroom is beautifully styled with reclaimed claw-foot bath, twin sinks and bidet. The main second floor space is taken up by a high ceiling beamed room which doubles as a bedroom and large study with double aspect windows. Adjacent is a further small study or dressing room. At the other end of the main room is an en-suite bathroom.

#### OUTSIDE

Approached through electronic double gates there is a large parking and turning area beside a three-bay oak-framed car port and store room,

from here paths lead to the main house. To the right of the main path is an open, lawned area with lovely box parterre hedging.

The beautiful side and rear gardens are informally landscaped with large lawns, mature beds and an orchard of fruit trees planted with thousands of spring bulbs and summer meadow flowers. A ragstone path and terrace leads to the main lawn which has a feeling of privacy but has lovely rural views.

#### PROPERTY DETAILS

Address: Great Chart, Kent  
Price: £1,395,000  
For more information contact:  
Strutt & Parker  
2 St Margaret's Street, Canterbury CT1 2SL  
Tel: 01227 451123  
[www.struttandparker.com](http://www.struttandparker.com)







# CONSERVATION NEWS

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## Have you undertaken a renovation or conversion?

If you have undertaken your own renovation or conversion of a listed property we would love to hear from you.

Maybe you or your company are working on a listed building project.

Why not share your experience with the readers of Conservation News.

Send details of your project to [dawn@cnkent.co.uk](mailto:dawn@cnkent.co.uk)

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