

THE MODERN HOUSE



Kent
Sold

Harrietsham

This sensational 7,500 sq ft house in rural Kent has been transformed from a former industrial building by the renowned design firm Brinkworth for the artist Dinos Chapman and knitwear designer Tiphaine de Lussy. Much of the charm of the original 1930s concrete reservoir (including expansive, open-plan spaces) has been retained by Brinkworth who have also incorporated a large glass pavilion on the top of the property that gives panoramic views towards the North Downs. The pavilion provides a living space that is perhaps one of the most spectacular of any property in the South East of England.

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The house sits on a private plot in approximately 8 and $\frac{3}{4}$ acres of land in rural Kent, near the villages of Ulcombe and Lenham. The building forms part of a link detached pair that were both transformed by Brinkworth in 2009. Apart from the pavilion, which makes up the entire first floor, internal accommodation includes five bedrooms (four with en suite bathrooms), a 49 ft open-plan living room / kitchen / dining area and a 25 metre long swimming pool. There is a large studio / garage and a large utility room. The house has been very carefully constructed, with the standard of finishes and bespoke joinery throughout are of particular note. Brinkworth are well known for completing projects of exceptional quality both within the residential and commercial sector.

The property is entered via double gates that leads to a short driveway which has space to park numerous cars. At the rear of the house there is a large terrace and lawned garden beyond. A paddock makes up the rest of the site. Other outside spaces include a spectacular roof terrace that takes advantage of the fantastic views and courtyard spaces at the front of the house.

Brinkworth are a very highly-regarded international design consultancy, known for their imaginative flair, intense attention to detail and impeccably high standards. Of this project, Kevin Brennan of Brinkworth has written that “the extraordinary site was excavated to reveal the 1930s concrete shell and columned framework within. Brinkworth’s architectural intervention embraces the given context by dissecting and inserting spaces within the gridded bays. To the rear, the bedrooms face onto a lap pool hidden behind the one side banked by earth. The open living spaces are exposed to the vast views, crowned by a steel and glass pavilion.”

The house is well-placed within a sought-after part of Kent. Favoured for its outstanding scenery, good schools and excellent links to London, the area is rural in character but also close to the towns of Maidstone, Canterbury and Ashford.

The house is within walking distance of an excellent dining pub, the Pepper Box Inn.

Train services run from Maidstone to London Victoria in approximately one hour and from Ashford to London St Pancras in approximately forty minutes. Ashford runs services to mainland Europe via Eurotunnel.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.