



**Rugden Barn Farm Moons Green  
Wittersham, TN30 7NR**



# Rugden Barn Farm Moons Green, Wittersham, TN30 7NR

£1,350,000

\*\*\*EXCITING & RARE EQUESTRIAN PROPERTY SET IN 14 ACRES\*\*\*

Set in an idyllic setting, Rugden Barn Farm is a striking and beautifully appointed Grade II, 3 bedroom listed barn conversion with an adjacent 2 bedroom converted dairy, offering stylish ancillary accommodation that garners significant rental income. These immaculately presented properties are situated at the end of a long private drive, in a secluded and tranquil rural setting with far reaching countryside views over the surrounding gardens and land of circa 14 acres. There is an adjacent 5 acre paddock with successful planning consent for an agricultural barn (18m x 9m) that is not included in the sale but can be purchased by separate negotiation - price on application.

The current owner has undertaken significant refurbishment, ground and drainage works and have installed new stunning oak post and rail fencing around the entire land area. There is also new stabling for at least 4 horses, a hay store and refurbished tack room making the property a fantastic and desirable equestrian proposition.

\*\*\*CHAIN FREE\*\*\*

## Description

### Main House

The property dates from the 16th century and was converted in 2008 to provide atmospheric and versatile accommodation. The property displays silvered weatherboard elevations under steeply pitched roofs inset with contemporary styled window frames.

Internally, much of the ground floor benefits from natural stone floor tiles. Oak beams, vaulted ceilings and oak latch doors enhance the intrinsic character of the building.

The receptions rooms are arranged in an open plan fashion with the vaulted area, currently arranged as a drawing room/library being a stunning centrepiece. Further adaptable living space includes a generous newly refurbished kitchen/breakfast room, master bedroom with en-suite and two bedrooms located on the ground floor along with the family bathroom. In addition, there are several useful good sized vaulted storerooms providing potential for a number of uses.

### The Annexe

The annexe is also listed, being a beautifully converted former dairy which currently has permission for use as a holiday let. Approached over its own gravel driveway and a newly installed large parking area which provides parking for several cars, the property has been sympathetically converted to complement its location.

The living room benefits from a grand open fireplace with wood burning stove, perfect for cosy winter nights. The

dining room flows on from the kitchen/living room and through French doors enjoys direct access to the paved terrace. The master bedroom is located on the ground floor with double aspect windows and stylish en-suite shower room. On the first floor, there is one further bedroom and a bijou bathroom fitted with contemporary white sanitary ware.

### Exterior

Rugden Barn Farm is encompassed by stunning landscaped gardens featuring rockeries, shrubberies and fruiting trees bounded by post and rail fencing and mature Beech and hornbeam hedging. There is a Heritage style oak framed double garage with secure door and gravelled driveway, providing parking next to the main house for numerous vehicles as well as a newly installed parking area adjacent to the annexe – in total both areas provide parking for approx. 12 cars.

At the rear of the property is a paved terrace providing a delightful outlook over the garden and the property's own land, providing a truly idyllic setting for this charming property. All of the land and paddocks are now lined with high quality post and rail fencing, the driveway is freshly gravelled, a stunning new parking bay with pea shingle has been created next to the annexe.

there is an adjacent 5 acre paddock with successful planning consent for an agricultural barn (18m x 9m) that is not included in the sale but can be purchased by separate negotiation - price on application

## Location

The property lies between the charming Wealden villages of Rolvenden Lane and Wittersham. The tree-lined market town of Tenterden 2.5 miles to the north, has both Waitrose and Tesco supermarkets, a variety of shops, doctors' surgery and leisure centre whilst to the south, is the ancient town and Cinque Port of Rye (8 miles) renowned for its period architecture, cobbled streets and historical associations. The nearby village of Wittersham (3 miles) has local facilities including a primary school, community market, general store and village hall. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Dulwich Preparatory School at Cranbrook, Benenden Girl's School and Kings College at Canterbury. There are mainline services to London Charing Cross, Cannon Street, Waterloo and London Bridge from Headcorn (11 miles). Ashford International Station (15 miles) provides Eurostar trains for the Continent as well as high speed service to Stratford and London St Pancras (37 minutes).

## Services

- Services: Oil fired central heating and wood burner. Mains electricity and water. New private drainage system.
- Local Authority: Ashford Borough Council
- Council Tax band: F
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- A public bridleway runs up the southeastern boundary of one far field and footpaths pass from the northwest and northeast



## Rugden Farm

Approximate Gross Internal Area = 158 sq m / 1702 sq ft  
 Approximate Garage Internal Area = 21 sq m / 224 sq ft  
 Approximate Outbuildings Internal Area = 91 sq m / 983 sq ft  
 Approximate Annexes Internal Area = 83 sq m / 892 sq ft  
 Approximate Total Internal Area = 353 sq m / 3801 sq ft  
 (excludes restricted head height)

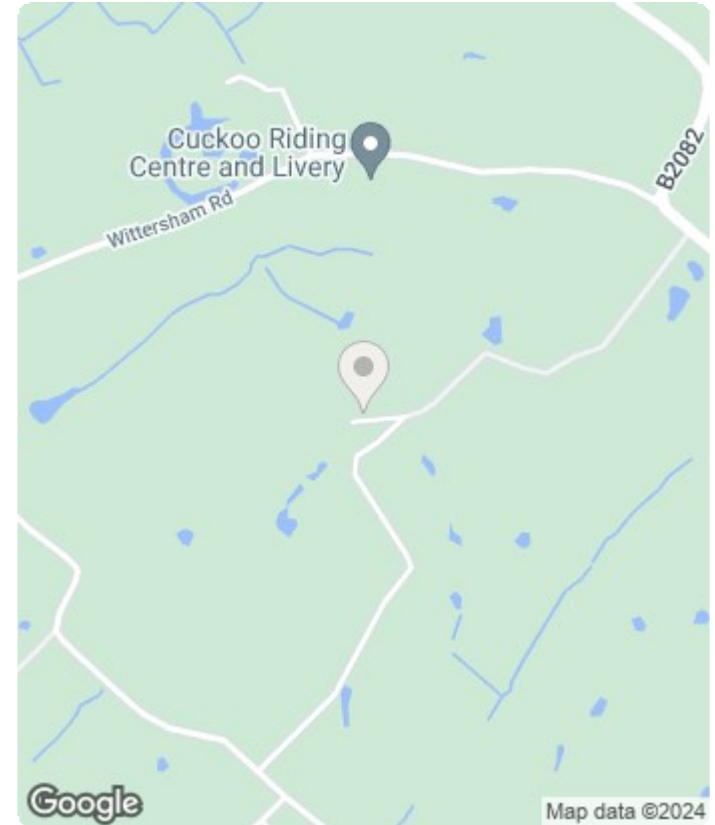


Reduced headroom



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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