



Gralin Court Barn Brishing Road, Chart Sutton, Maidstone, ME17 3SW
Offers In Excess Of £750,000

Nestled within the tranquil Brishing Road of Chart Sutton, Maidstone, this exceptional property seamlessly harmonises historical charm with contemporary comforts. The 600-year-old barn conversion presents a generously proportioned layout, comprising a distinctive open-plan living area, four double bedrooms, and three meticulously maintained bathrooms. Brishing Road enjoys a picturesque setting between Boughton Monchelsea and Chart Sutton, affording residents a peaceful lifestyle within easy reach of essential amenities. Both villages offer local shops, traditional pubs, and an array of dining options. For commuters, swift access to the M20 via junction 8 or proximity to Staplehurst train station, just a short drive away, ensures convenient connections to London and the Kent Coast. Inside, the home has been immaculately preserved and upgraded including under floor heating, LED mood lighting and fabulous log burner. The high-specification kitchen includes kitchen island and granite worksurfaces, while the living room serves as a unique focal point, enhanced by a graceful mezzanine level overlooking the space. There is a useful utility room and two of the double bedrooms are on the ground floor including the luxurious main bedroom with built in wardrobes and ensuite. The first floor houses the two remaining double bedrooms and a shower room. Outside, there is well landscaped south facing garden and driveway providing ample parking for several vehicles leading to a double garage with a loft space above, complete with water, electricity and connected to mains drainage presenting possibilities for a home office or supplementary accommodation, subject to requisite approvals. Seize the opportunity to acquire a piece of history while indulging in contemporary luxury within this captivating barn conversion. Call Page and Wells today and book your viewing to avoid missing out.



ON THE GROUND FLOOR

Entrance Hall

Open Plan Living Room 21'10 x 18'2 (6.65m x 5.54m)

Stunning Kitchen 18'2 x 11'5 (5.54m x 3.48m)

Bedroom 1 16 x 12'8 (4.88m x 3.86m)

Ensuite

Bedroom 4 15'0 x 10'0 (4.57m x 3.05m)

Family Bathroom

Utility Room 9'6 x 5'5 (2.90m x 1.65m)

ON THE FIRST FLOOR

Bedroom 2 13'3 x 11'7 (4.04m x 3.53m)

Bedroom 3 13'3 x 11'3 (4.04m x 3.43m)

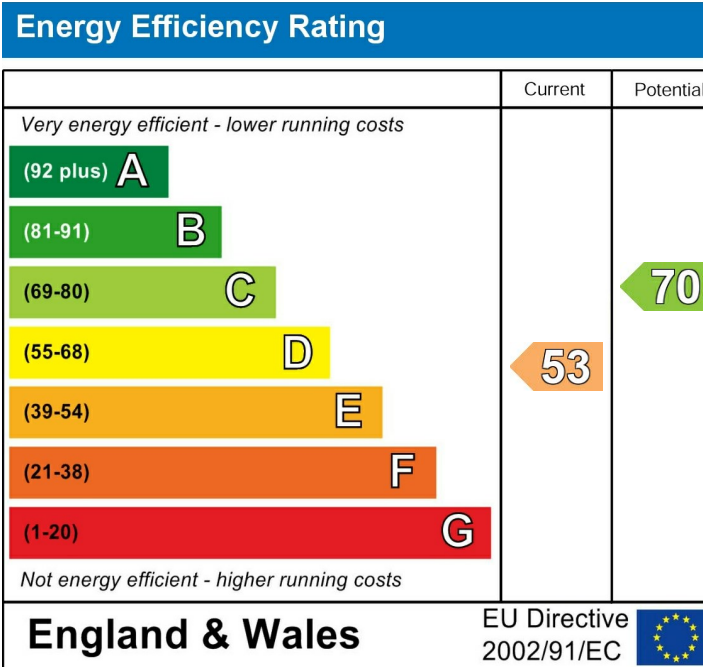
Bathroom

EXTERNALLY

Driveway

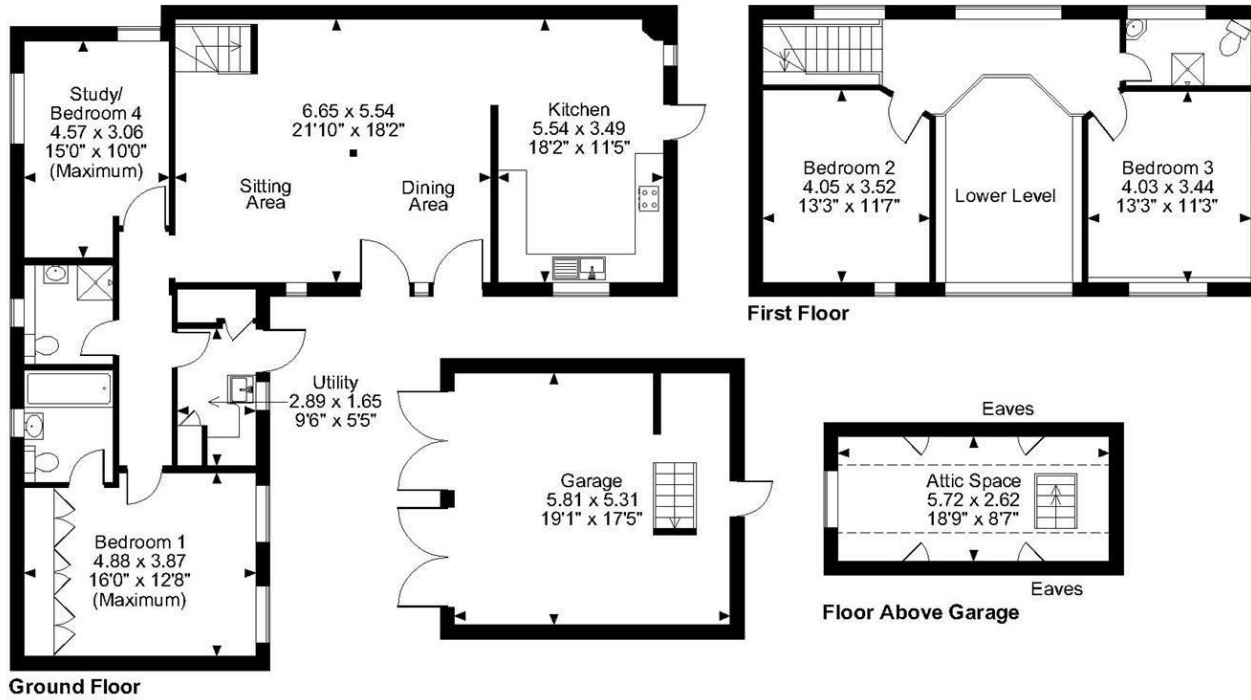
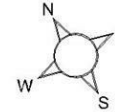
Double Garage 19'1 x 17'5 (5.82m x 5.31m)

Attic Above Garage 18'9 x 8'7 (5.72m x 2.62m)



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Grain Court Barn, Brishing Road Chart Sutton, Maidstone
 Approximate Gross Internal Area
 Main House = 1642 Sq Ft/152 Sq M
 Garage Building = 419 Sq Ft/39 Sq M
 Total = 2061 Sq Ft/191 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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