



**THE BARNs AT WYE**

ASHFORD



**Pentland**  
Homes

Discover the difference

WELCOME TO



THE BARNS AT WYE

ASHFORD

Nestling at the foot of the North Downs, in the hamlet of Naccolt, The Barns at Wye is a collection of just eight exceptional four and five bedroom homes, just a few minutes' drive from the charming village of Wye. Featuring quintessentially Kentish barn-style façades with traditional timber cladding, they offer understated luxury and exclusivity in the heart of the Kent countryside.



# MODERN COUNTRYSIDE LIVING

“Enjoy an idyllic lifestyle in an  
Area of Outstanding Natural Beauty”

The Barns at Wye are ideally placed to offer the very best of Kentish living. With their traditional architecture, these exceptional homes blend seamlessly into the local surroundings, while their spacious design and high specification provides modern luxury.

Overlooked by the famous Wye Crown, carved out of chalk to commemorate Edward VII's coronation, the medieval village of Wye is steeped in history. With its quaint cottages and ancient churches, the village's tightly knit community boasts a wealth of modern amenities, including a choice of pubs, restaurants and cafés, library, pharmacy

and a selection of local stores. Local farm shops sell organic produce and there's a farmers' market twice a month in Wye, providing everything you need for a more sustainable lifestyle.

For more variety, Ashford's major supermarkets, multiplex and leisure facilities are nearby; Ashford International station is easily accessible from Wye Station, bringing the culture and colour of cities such as London and Canterbury within easy reach. In addition, many of Kent's most beautiful beaches are only a stone's throw away, ensuring The Barns at Wye offer the opportunity to enjoy the best of all worlds.





# A PLACE FOR FAMILIES TO GROW

Surrounded by glorious countryside, with Wye National Nature Reserve just an eight-minute drive away, living at The Barns at Wye means you can truly connect with nature. Discover all the pleasures of a rural lifestyle, with an abundance of walking routes, cycle paths and footpaths to explore, along with a number of riding schools and bridleways nearby. It's an ideal place for children to grow up, immersed in the delights of the English countryside.



# ...AND FLOURISH

Residents of The Barns at Wye have easy access to some of Kents finest independent and state nursery, primary and secondary schools. Within the village, Lady Joanna Thornhill Primary School is rated outstanding by Ofsted, as is nearby Challock Primary School, which is only a few miles away. For secondary schools, Highworth Grammar School in Ashford and Canterbury's Simon Langton Grammar School for Boys and Barton Court Grammar are all also outstanding.

## SCHOOLS

### PRIMARY SCHOOLS

- Lady Joanna Thornhill Primary School
- Brook Community Primary School
- Downs View Infant School
- Kennington Church of England Academy
- Phoenix Community Primary School
- Spring Grove School (independent)

### SECONDARY SCHOOLS

- Wye School
- Towers School and Sixth Form Centre
- Highworth Grammar School for Girls
- The Norton Knatchbull School for Boys
- Ashford School (independent)

## DAYS OUT

- 1 Wye Valley Nature Reserve
- 2 Brabourne Vineyard
- 3 Victoria Park
- 4 Rare Breeds Centre
- 5 Port Lympne Safari Park
- 6 Eastwell Manor Hotel and Health Spa
- 7 Folkestone Harbour Arm

## RESTAURANTS

- 8 The Tickled Trout
- 9 The Kings Head
- 10 The New Flying Horse
- 11 No4 Wye
- 12 Joshan of Wye
- 13 Boys Hall

## SPORTING VENUES

- 14 Wye Cricket Club
- 15 Wye Tennis Club
- 16 Sunnybrook Riding School
- 17 Ashford Golf Club
- 18 Stour Centre
- 19 The Cave Hotel and Golf Resort

## HERITAGE SITES

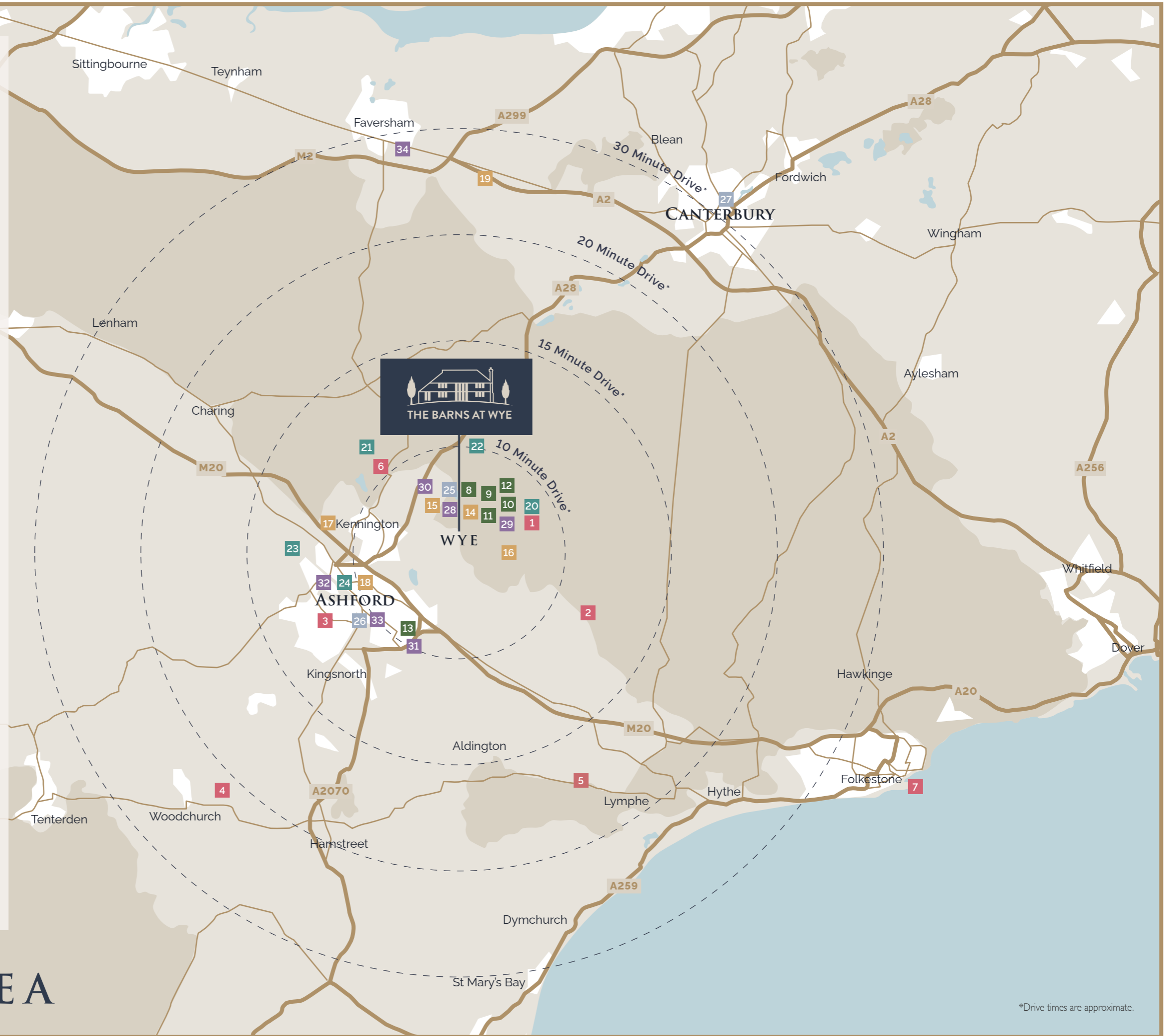
- 20 Wye Memorial Crown
- 21 Eastwell Park
- 22 Godmersham Park Heritage Centre
- 23 Godinton House and Gardens
- 24 Ashford Museum

## TRAIN STATIONS

- 25 Wye
- 26 Ashford International
- 27 Canterbury West

## SHOPPING

- 28 Co-op Food, Wye
- 29 Wye Village Stores
- 30 Perry Court Farm Shop
- 31 Ashford Retail Park
- 32 County Square Shopping Centre, Ashford
- 33 Designer Outlet, Ashford
- 34 Macknades



# IN THE AREA

\*Drive times are approximate.



# SPACE TO EXPLORE

With open farmland on the doorstep, and a rural lifestyle to enjoy, The Barns at Wye feel effortlessly connected to city and coastline too.




## WYE STATION

Both the A28, A20 and the M20 are a few minutes' drive, while just 1.8 miles away, Wye Station offers quick services to Ashford International, from where London St Pancras and Canterbury can be easily reached. There is also a regular service from Wye directly to London Charing Cross.


### From The Barns at Wye by rail\*

Ashford International	Canterbury West	Stratford International	London St Pancras International	London Charing Cross
6 mins	16 mins	48 mins	56 mins	1 hr 32 mins



### From The Barns at Wye by road\*

Wye Train Station	Ashford	Folkestone Eurotunnel	Canterbury	Maidstone	London Gatwick
5 mins	17 mins	25 mins	28 mins	35 mins	1 hr 6 mins



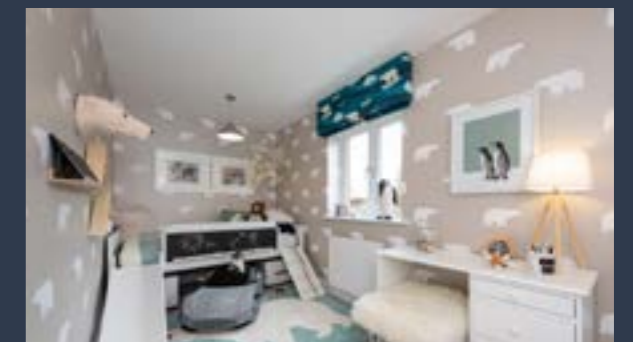
\*All journey times (rail/road) are approximate. Sources: Trainline and Google Maps.



# DISCOVER THE DIFFERENCE

At Pentland Homes, we understand that newly built homes today must meet new challenges to have a more positive impact on the environment. From reduced carbon emissions and enhanced energy efficiency to water conservation and healthier living spaces, we strive for a sustainable future for both homeowners and the planet. We are committed to creating homes that are not just sustainable, comfortable, and secure, but also built to embrace smart technology, supporting and enhancing biodiversity and local wildlife whilst continually raising standards and pushing boundaries. Each Pentland Homes property is meticulously planned and professionally built to the highest standards, maximising space, and

light. Designed to suit the way we live today, our homes incorporate a wealth of modern conveniences in a range of sizes to appeal to everyone from first-time buyers to established families. Our homes are known for their elegance and lasting quality and for enhancing their existing surroundings. We are passionate and committed to creating great places where people love to live, work, and relax with a real sense of community, where we carefully plan public areas to enhance wellbeing and the quality of life for residents and visitors. For extra peace of mind, all new properties come with a 10-year build warranty and a 2-year Pentland home warranty.



W: [pentlandhomes.co.uk](http://pentlandhomes.co.uk)



Map not to scale. Properties comply with relevant building regulations. All details are correct at time of going to press. However, Pentland Homes reserve the right to alter specifications at any time without notice and vary the prices accordingly, the contents should be used only as a guide and does not, in any way, form part of a contract or warranty. Details may vary from plot to plot. Please ask for details of your chosen plot.