

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a rural setting adjoining open countryside and set off a quiet lane in the Woodchurch Undulating Farmlands Landscape Character Area about 1.3 miles from the charming village where there is a 12th century church, Kentish smock windmill and local amenities including a general store and post office, butchers, coffee shop, Doctor's surgery, primary school and two public houses, as well as a range of sports clubs and societies. The historic town of Tenterden is about 3 miles, where there is a range of independent shops, Waitrose and Tesco supermarkets, restaurants and leisure centre. A high-speed train service runs between Ashford International (11 miles), Stratford and London St Pancras in about 37 minutes. Headcorn station (11 miles) provides commuter links to London Bridge, Waterloo East and Charing Cross. There is an excellent range of schools in the area in both the state and private sectors, including Dulwich School in Cranbrook, Saint Ronan's in Hawkhurst, Highworth Grammar School and Norton Knatchbull in Ashford and Homewood School in Tenterden.

A unique, newly built modern barn conversion, transformed under Q planning, from an agricultural building to a stylish and energy efficient sustainably built detached residence featuring striking black thermowood weatherboard cladding and raised seam zinc panels punctuated by high performance glazing, all contributing to its crisp lines and contemporary aesthetic. The light-filled accommodation is arranged over two levels, as shown on the floor plan.

A minimalist flush design aluminium front door with side glass panel opens into a hallway with access to a boot room with coat hanging rail and cupboards, a cloakroom with a wall mounted vanity unit and close coupled wc, together with a bespoke solid oak and metal staircase with sleek metal spindles rising to the first floor.

The double aspect living room has New England style panelling to one wall, engineered wood flooring, a contemporary wood burning stove on a pedestal base and black framed bi-fold doors opening to the rear garden.

The stylish, triple aspect open plan kitchen/dining room, which has large black framed glazed double doors to the garden, is fitted with Reed Green shaker style cabinets with minimalist gold-tone hardware and Quartz work surfaces, a built-in oven and microwave, separate induction hob with filter hood, a built-in fridge freezer and an integrated dishwasher. Adjacent is a utility room with matching cabinets and work surface with an undermounted sink and mono tap.

On the first floor, the landing has a vaulted ceiling, a built-in linen cupboard and a large window overlooking the garden. The principal double aspect bedroom suite has a vaulted ceiling, glazed double doors overlooking the garden and countryside beyond, together with a dressing area with built-in wardrobes and an en suite shower room with seamless white marble effect tiles to the floor and walls, a walk-in shower with a gold-tone glass frame, a close coupled wc and a basin vanity unit. Bedroom 2 has a vaulted ceiling, glazed double doors overlooking the garden and an en suite shower room with a shower enclosure, close coupled wc and wall hung vanity unit with a fluted design in sage green and a counter-top basin. Bedroom 3 has a vaulted ceiling, a window to the front and an en suite bathroom with a close coupled wc, panelled bath with wall mounted shower above and a wall hung vanity unit with a fluted black base and countertop basin.

Outside: The property sits within a generous plot of about half an acre which back onto farmland. The garden is fenced with post and wire fencing to take advantage of the outlook over open countryside and to one corner, there is a pond. There is a driveway and hardstanding to the front and a garden store to the rear.

Local Authority: Ashford Borough Council. Council Tax Band TBA  
Mains electricity and water. Air Source Heat Pump. Private drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Standard 12Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK  
New Build 10 Year Warranty Insurance



Guide price: £895,000 Freehold

The Haybarn, Haycross Lane, Woodchurch, Kent TN26 3SX



A striking, newly built modern barn conversion with a contemporary aesthetic and light filled living space, delightfully set off a quiet country lane in a generous plot adjoining farmland and enjoying rural views to the front and rear.

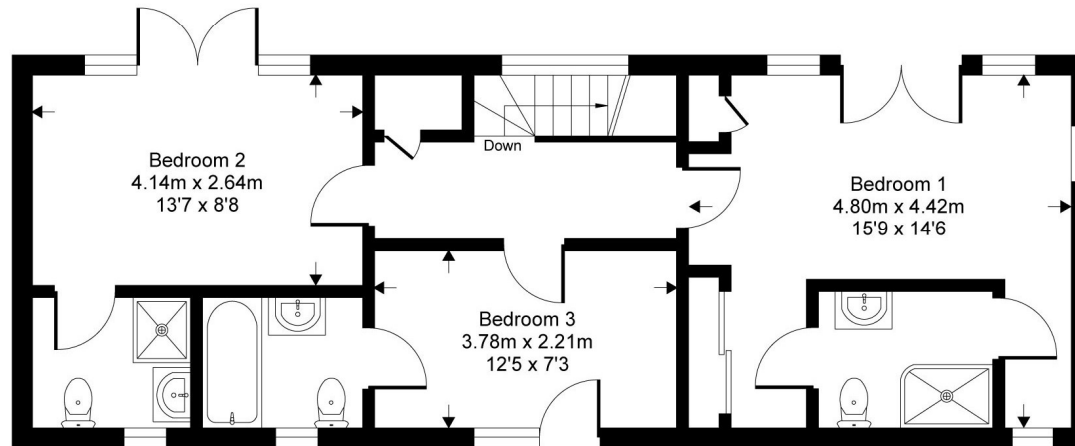
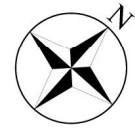
- Hall • Cloakroom • Boot room • Living room • Kitchen/dining room • Utility room
- Galleried landing • Three double bedrooms, all with en suite facilities
- Air source heat pump and water underfloor heating • High performance glazing • EPC rating B
- Level garden backing onto farmland • Off road parking for multiple vehicles • Plot size about half an acre



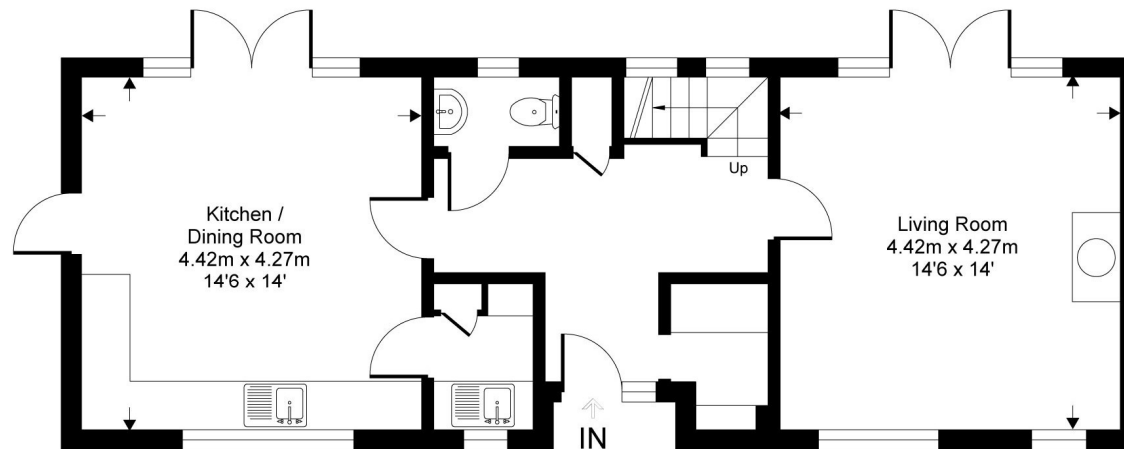
Directions: From Tenterden town centre, take the A28 heading towards Ashford and at the mini roundabout, turn right onto the B2080 towards Appledore. Take the first left onto the B2067 towards Woodchurch. Proceed for about 2.8 miles and turn left into Cuckoo's Pit Lane and the entrance to the property will be seen after a short distance on the left-hand side.

# The Haybarn

Approximate Gross Internal Area = 113.8 sq m / 1226 sq ft



**First Floor**



**Ground Floor**

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.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

**Important Notice:**

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

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