



**RAGGED BARN, MUNDAY BOIS ROAD,
EGERTON, KENT TN27 9ER**



**Lambert
& Foster**

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A beautifully presented detached barn with a wealth of oak joinery, successfully combining a traditional and contemporary finish, complemented by neatly tended landscaped gardens with pond, open courtyard and a range of useful outbuildings, in all extending to approximately 0.45 of an acre, all occupying a favoured location on the semi rural periphery of the village enjoying views out across fields.

GUIDE PRICE £1,175,000 FREEHOLD



SITUATION

Ragged Barn occupies a semi-rural location on the edge of the popular Wealden village of Egerton, amenities include St. James Church, primary school with pre-school, a general store, garage, pub/restaurant (currently undergoing renovation) along with a well attended community hall providing a full calendar of social and sporting events along with holding a weekly Farmers Market. Surrounding villages include Pluckley (where The Darling Buds of May was filmed), Smarden, Charing, Headcorn and Lenham, between them providing four railway stations, three doctors surgeries, dentists, bakers, butchers, farm shops, vets, post offices, hairdressers, a small local co-op and Sainsbury's supermarket, along with several pubs and

eating houses, also the renowned award winning restaurant Frasers is just a short drive from the barn. A selection of preparatory, secondary and grammar schools can be found within a comfortable commute in the nearby areas, Tenterden also offers Homewood school and sixth form college. The nearest rail links operate from Pluckley, Headcorn and Charing stations, with services to London Bridge, Cannon Street and Charing Cross with journey times from 57 minutes. All stations also have services to Ashford International for connecting to the high-speed service to arrive at London St. Pancras in about 37 minutes. The M20 gives access to the Channel Tunnel and coastal ports, and the M25 for Gatwick and Heathrow Airports.

DIRECTIONS

From the Wilsley Pound roundabout on the outskirts of Cranbrook, take the exit following the A262 signposted to Sissinghurst and Biddenden. Continue through Sissinghurst village and on taking the left hand turning, off the right hand bend, to the Three Chimneys public house into Hareplain Road. Follow this road and on reaching the minor staggered crossroads proceed straight across into Bell Lane. Follow this lane passing The Bell Inn and on through Smarden Woods towards Pluckley, take the minor left hand turning into Greenhill Lane. At the end of this lane, at the T junction, turn left into Mundy Bois Road. Continue along, whereupon the entrance to Ragged Barn will be found on the right hand side.





DESCRIPTION

Ragged Barn is an individual detached timber framed, unlisted, Kentish barn, understood to have origins dating back to the 16th Century, presenting weather boarded elevations with some Kentish Ragstone, dwarf brick wall, set with a mixture of timber framed and powder coated aluminium double glazed windows and doors, beneath a pitched and hipped clay tiled roof. The accommodation is arranged predominately over the ground floor with a wealth of exposed beams, timbers and oak latched internal doors. The fixtures and fittings throughout have been updated and improved with the accommodation described in more detail as follows; a well proportioned double aspect sitting room/dining room with freestanding wood burning stove set on a brick hearth with part vaulted ceiling and tiled floor. A study with solid oak floor and double aspect incorporating double doors enjoying a fine outlook across the garden. The kitchen/breakfast room, designed and fitted by JM Interiors of Biddenden includes a run of bi-fold doors overlooking the courtyard and garden, distressed Canadian maple timber floor, a range of units and book and display shelving, integral appliances including Wolf professional electric oven, microwave and warming drawer, Bora double induction hob with extractor, integrated washing machine and tumble drier, Perrin and Rowe boiling water mixer tap, Bosch dishwasher, concealed lighting, island unit with breakfast bar, integrated wine coolers and plumbed Samsung American-style fridge freezer. Access from the kitchen/breakfast room to the morning/sun room.

Five bedrooms are arranged over the ground and first floor incorporating ground floor main and guest bedrooms with vaulted ceilings and en suite shower rooms. A family bathroom is situated on the first floor, all with up to date fixtures and fittings.









GARDENS AND OUTBUILDINGS

Ragged Barn is approached via an automatic sliding gate opening onto a gravel drive providing parking and turning area. The gardens and outbuildings are a particular feature, complementing the accommodation well. The landscaped garden is laid to lawn with central pond and ornamental trees, with mixed hedging and covered seating area. The whole is well fenced with predominantly stock proof fencing. An excellent range of outbuildings include a detached 'barn' which has planning permission under application reference 94/01360/AS for

annexe / holiday let use. The building requires interior fitting out, water, electric, internet and TV is already connected. It is considered this building would offer great potential for use as a home office/studio/ work from home consulting/treatment room. A detached oak framed, enclosed cart lodge by Passmores is fitted with power / light and a pair of double doors with attached log store. A detached workshop by Passmores also fitted with power light, sub divided to include a tractor shed, is positioned alongside the cart lodge.



FLOOR PLANS

Ragged Barn, Mundy Bois Road, Egerton, Ashford, TN27

Approximate Area = 2700 sq ft / 250.8 sq m

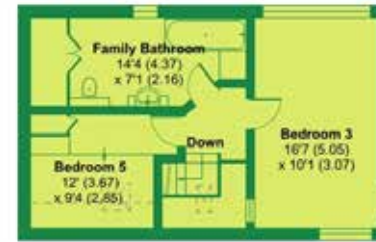
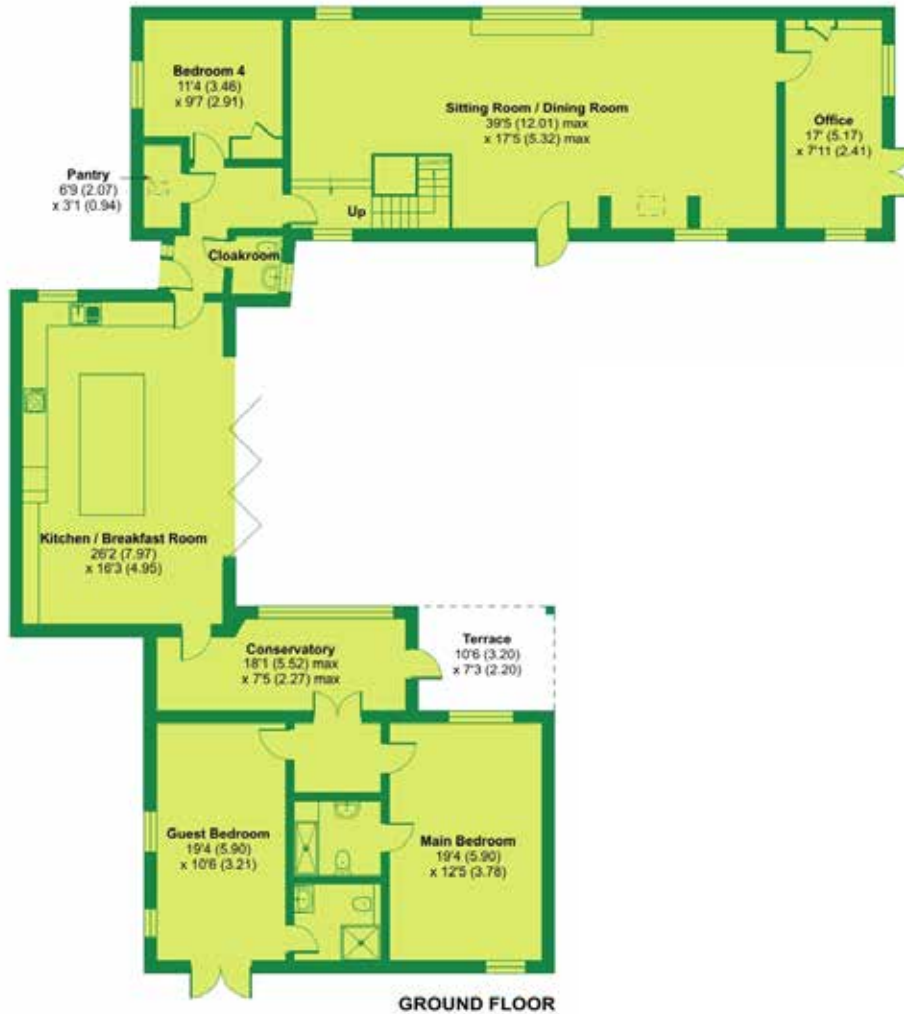
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Cart Lodge = 315 sq ft / 29.2 sq m

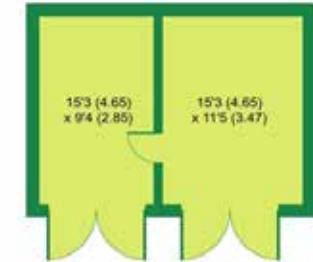
Outbuildings = 560 sq ft / 52 sq m

Total = 3621 sq ft / 336.4 sq m

For identification only - Not to scale



FIRST FLOOR



CART LODGE



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©intheicom 2024. Produced for Lambert and Foster Ltd. REF: 1131798



VIEWINGS:

Strictly by appointment with the Agent's Cranbrook office 01580 712888 cranbrook@lambertandfoster.co.uk

SERVICES: Mains electricity and water. Private sewage treatment plant – Klargester Bioficient 3. Oil fired central heating.

LOCAL AUTHORITY: Ashford Borough Council ashford.gov.uk

INTERNET: Superfast 47mbps/8mbps

MOBILE: Likely/Likely

EPC: D.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





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