



BARNFIELD, BUBHURST LANE,
FRITTENDEN, KENT TN17 2BD



**Lambert
& Foster**



STAPLEHURST MLS 4.5 MILES | CRANBROOK 7 MILES | TUNBRIDGE WELLS 19 MILES

BARNFIELD, BUBHURST LANE, FRITTENDEN, KENT TN17 2BD

A stunning, detached, unlisted converted barn, providing very well proportioned character accommodation, with a wealth of American oak joinery, complemented by landscaped gardens including a feature pond with water feature, double garage with workshop and paddocks, in all totalling 10.36 acres, enjoying an elevated location on the semi rural periphery of the village. Cranbrook School catchment area.

GUIDE PRICE £1,500,000 FREEHOLD



SITUATION

Barnfield enjoys an elevated, south facing location, set off a favoured 'no through' road and situated within this former farmstead, on the semi rural periphery of this popular Wealden village, providing simple amenities including popular Bell and Jorrocks public house, village hall, church and primary school. A mainline station at neighbouring Staplehurst village provides fast and frequent services to London, Charing Cross. The market town of Cranbrook provides a comprehensive range of amenities including professional services and leisure centre. Excellent educational facilities in both the state and private sector include Dulwich College Preparatory School, St Ronan's, Hawkhurst, Sutton Valence and Cranbrook School (schoolsnet.com).

DESCRIPTION

Barnfield is a detached, unlisted barn, presenting weatherboarded elevations set with timber casement windows beneath a pitched clay tile roof. The barn was converted with an attention to detail, using a wealth of American oak joinery. Many features indicative of a period barn are evident throughout including slate flooring to the majority of the ground floor.

The accommodation includes double oak front doors, opening into the impressive reception/ dining hall with full floor-to-ceiling height glazing and impressive galleried landing. The sitting room with double oak doors has an inglenook style fireplace housing a coal effect calor gas fire. The morning room enjoys a double aspect incorporating double doors opening out to the decked jetty with fine outlook over the pond and gardens. The part vaulted former snooker room with oak panelling and a foldaway seating accommodates a full size snooker table. Agents note: It was considered the snooker room and study were suitable for conversion/alteration into an integral one bedroom annexe, subject to consents. The kitchen/breakfast room with fitted oak units includes an electric four oven Aga, two calor gas burners and twin stainless steel sink unit and is open plan to the family room which enjoys a pleasant outlook across the garden.

Arranged over the first floor galleried landing are three double bedrooms including a main suite with triple aspect bedroom enjoying fine views, dressing room and an en suite bathroom. A guest bedroom with en suite shower room and bedroom three enjoys views out across the garden and countryside beyond. The sanitary ware now offers scope for updating.



GARDENS, GROUNDS & OUTBUILDINGS

A five bar gate opens onto a gravel drive leading to ample parking and to a detached timber double garage with up and over doors, fitted with power and light and an integral workshop. The neatly tended, south facing landscaped gardens are a particular feature, laid to lawn with gravelled pathways part bordered by box and lavender, hedging of Beech and Yew, octagonal gazebo, greenhouse and timber garden shed. Established shrubbery borders and trees including silver birch and willow.

A particular feature is the well stocked pond with decked jetty and water feature. The land comprises two main south facing grass paddocks, fenced and hedged with a separate access from Bubhurst Lane, running down to Biddenden Road. The whole extends to 10.36 acres.





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

METHOD OF SALE: Private Treaty.

TENURE: Freehold.

SERVICES: Mains electricity and water. Private sewage treatment plant shared with neighbouring farmhouse. Oil fired central heating.

MOBILE: Likely (checker.ofcom.org)

BROADBAND: Ultra fast 100 mbps / 220 mbps

LOCAL AUTHORITY: Tunbridge Wells tunbridgewells.gov.uk

COUNCIL TAX: Band G

EPC: D

DIRECTIONS: using the free What3Words app//
dote.ballroom.renamed

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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FLOOR PLANS



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Approximate Area = 3429 sq ft / 318.5 sq m (excludes void)
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Garage = 569 sq ft / 52.8 sq m
Total = 4039 sq ft / 375.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1204692

SITE PLAN



FOR IDENTIFICATION PURPOSE ONLY.



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