



125

— YEARS OF —

**Lambert
& Foster**



AUSTEN'S BARN

PLUCKLEY ROAD, SMARDEN, KENT TN27 8NJ



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& Foster**



HEADCORN MLS 4.5 MILES | TENTERDEN 7.5 MILES | ASHFORD 10 MILES

AUSTEN'S BARN, PLUCKLEY ROAD, SMARDEN, KENT TN27 8NJ

A stunning, detached, contemporary converted barn and a detached one bedroom annexe, providing four/five bedroom family accommodation including a feature sitting//kitchen/breakfast room with island, overlooking farmland and countryside, a separate dining room, study and television room/bedroom 5, ample parking together with a double garage, complemented by neatly tended gardens, in total extending to approximately 0.48 of an acre, located on the periphery of this picturesque Wealden village.

GUIDE PRICE £1,300,000 FREEHOLD



SITUATION

Austen's Barn occupies a convenient location, adjoining farmland with countryside views, on the periphery of this picturesque village, providing everyday amenities including general store, primary school, butcher, pubs including The Chequers and Flying Horse. A mainline railway station at Headcorn provides fast and frequent services to London, Charing Cross

(travelling time 65mins) and a Sainsbury's Local. The historic Cinque Ports town of Tenterden and market town of Ashford provide a comprehensive range of amenities and professional services. Excellent schools in both the state and private sectors within the area include Sutton Valence school, Highworth girls and Norton Knatchbull boys grammar in Ashford (schools.net)



DESCRIPTION

Austen's Barn is a stunning residentially converted barn (circa 2017) presenting elevations of oak weather boarding set with bespoke oak and aluminium framed double glazed windows beneath a pitched, natural slate tile roof, together with a detached one bedroom annexe presenting brick elevations.

Particular features of this beautiful conversion include the open plan sitting room and kitchen/ breakfast room with vaulted ceiling and double aspect incorporating tall sliding doors and roof line windows, enjoy fine views out across the garden and adjoining fields. The bespoke kitchen with Corian worktops includes a range of integral Neff appliances, induction hob, slide and hide pyrolytic oven, warming drawer, microwave, fridge, dishwasher, dual zone wine chiller, flooring including tiling and engineered bamboo. Separate reception rooms include a dining room, study and television room with bespoke fitted display shelving and storage cupboards. This room also has an en suite shower room and serves as fifth bedroom.

Arranged over the first floor galleried landing with glass balustrade are four bedrooms including both master and guest suites and a family bathroom. The individual sanitaryware includes mirror cabinets, sensor lights, demist pads, cabinets and Roca wc's. KEF in ceiling speakers are fitted in parts including Lutron lighting control system.





THE ANNEXE

Comprising feature open plan sitting/dining/kitchen designed and supplied by Kitchens Unlimited of Tenterden, with quartz worktops integrated Zanussi appliances and AEG steam/bake multifunction oven and engineered oak floors. A double bedroom has an suite shower room which also has a separate door into the inner hall.

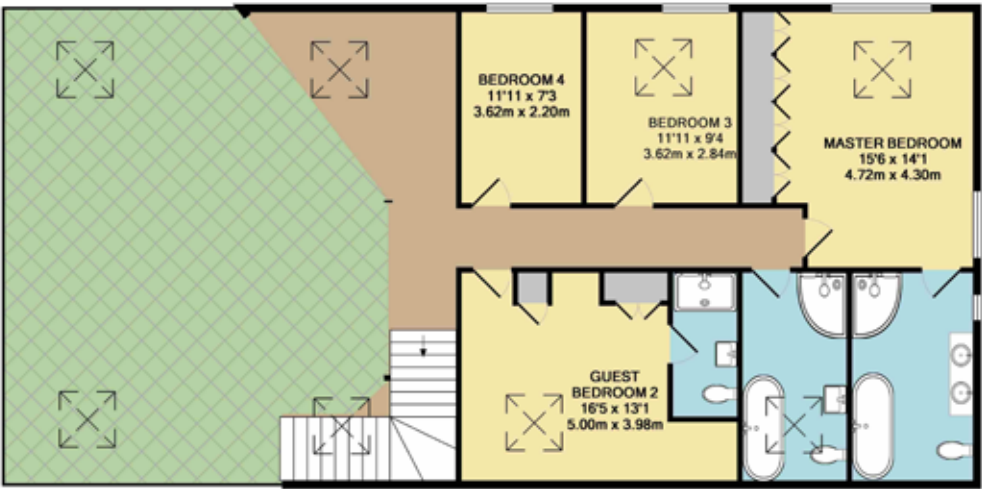
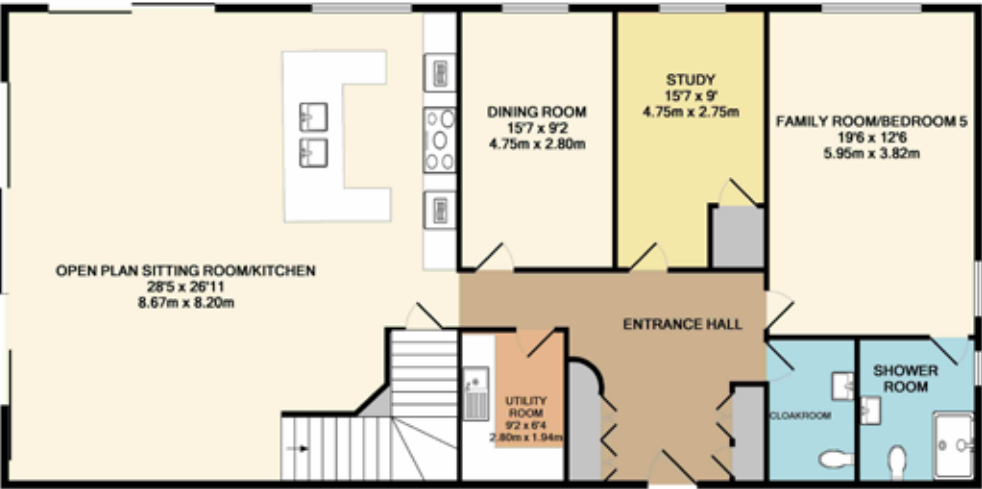
GARDENS AND GROUNDS

A five-bar gate opens onto a pressed gravel drive and block paved parking areas providing ample parking. A detached garage presents elevations of oak weatherboarding beneath a pitched slate tile roof incorporating secure bin and bicycle/lawnmower storage. The neatly tended lawned gardens run to all sides, enjoying a southerly aspect the South enclosed by established hedging adjoining and overlooking fields and countryside.

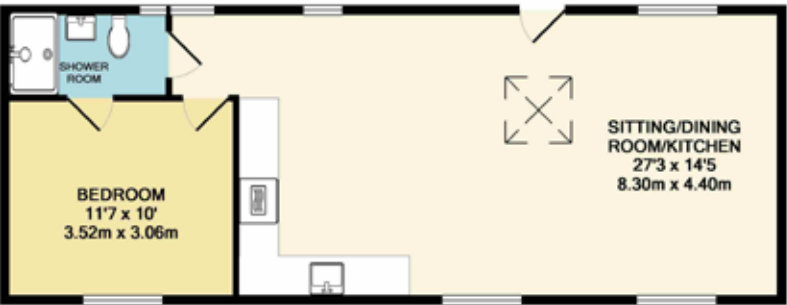


FLOOR PLANS

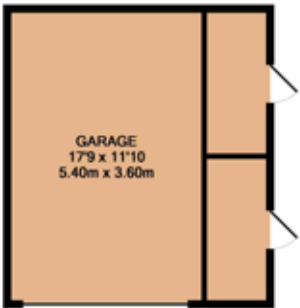
CONVERTED BARN



DETACHED ONE BEDROOM ANNEXE



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888.

SERVICES: Mains electricity, water and drainage. Mains gas central heating. Underfloor heating throughout.

MOBILE & INTERNET: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

METHOD OF SALE: Offered for sale by Private Treaty.

LOCAL AUTHORITY: ashford.gov.uk

COUNCIL TAX: Band G

EPC: Barn: C. Annexe: C

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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