



FROGNAL FARM

BARNs



CHRISTOPHER HODGSON

FOR COASTAL, COUNTRY & CITY LIVING



FROGNAL FARM

BARNs



An exciting new development of four exceptional family homes created from the conversion and restoration of a magnificent Grade II listed 16th Century barn, in a desirable rural location on the outskirts of Teynham from where it commands fine views over adjoining farmland.

The development comprises of four substantial houses, each providing light-filled, open-plan living spaces finished to an exceptional standard throughout to compliment the heritage

of the building. Of particular note are the vaulted ceilings to the first floor, which display the fine craftsmanship of the roof structure and are finished in rough-sawn sarking boards.

The extensive accommodation ranges between 2300 sq ft (214 sq m) and 273 sq m (2944 sq ft) for each house, and includes generous reception space, a handmade kitchen, separate utility room, four double bedrooms, three bathrooms (including two en-suite shower rooms), and a cloakroom.

Outside, the gardens have been thoughtfully landscaped with natural stone terraces which overlook the adjoining countryside, and within the courtyard to the front of the barns there are private parking spaces, car ports with charging points for electric vehicles, and additional storage.

Available to view by appointment with Christopher Hodgson Estate Agents. Please contact us to register your interest and to request a brochure.



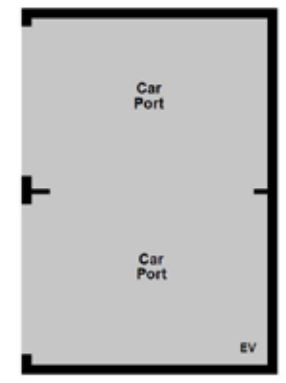
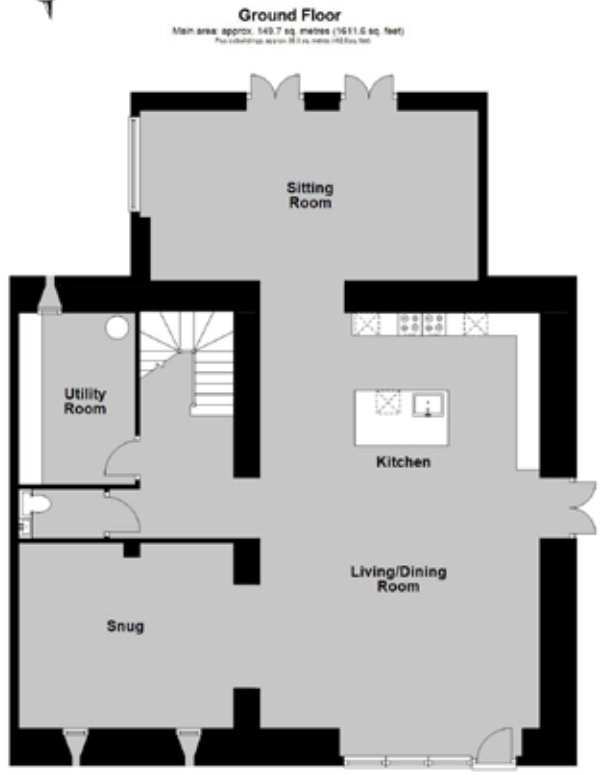
Location: Fognal Farm Barns are ideally situated on the outskirts of Teynham, a popular village within the borough of Swale, nearby the marshes of the North Kent coast, between Sittingbourne (3.5 miles) the market town of Faversham (5 miles) and, approximately 2 miles South of the village of Conyer, which is at the head of Conyer Creek. The hamlet, which dates back to the Roman period was often mentioned in relation to smuggling during the 18th and 19th centuries and then became known for its brick making and later on its barge building industries. The area is known for its picturesque countryside and

is situated on the edge of a wildlife sanctuary, designated an international Ramsar site and a Site of Special Scientific Interest. The nearby Swale Marina provides easy access to an excellent and varied cruising area, within easy reach of the Rivers Swale and Medway and is ideally positioned for sailing up the River Thames, East Coast and Channel crossings. The development is within close proximity to shops and amenities in nearby Teynham, and highly regarded primary and secondary schools. The Saxon Shore Way and National Cycle Route 1 offer superb walks and cycling and in addition, there are a number of

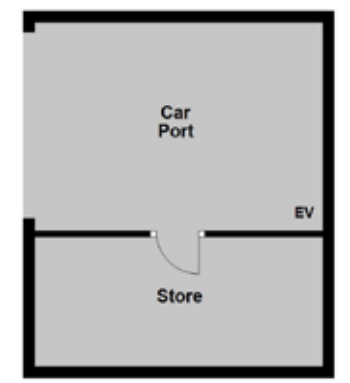
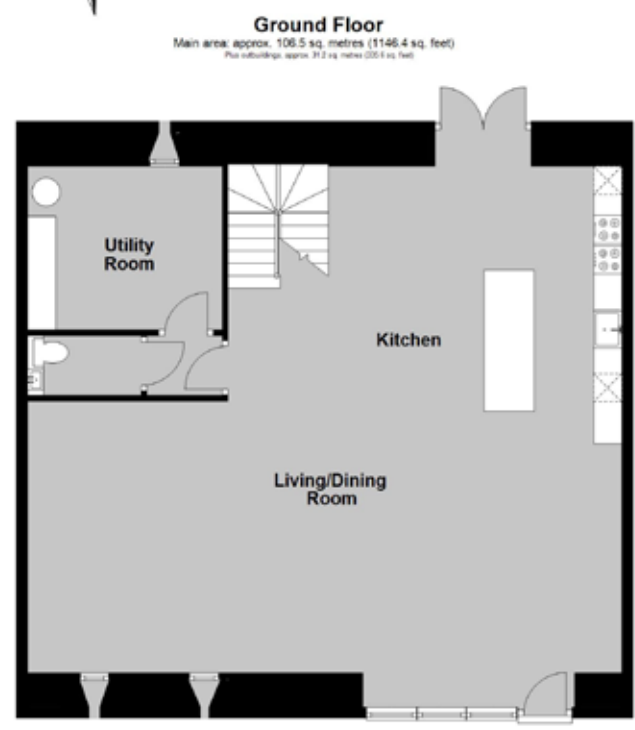
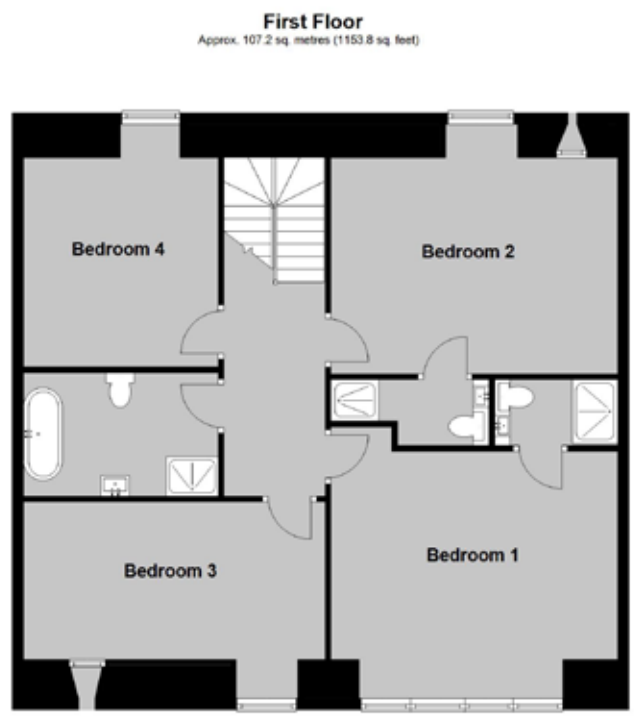
local golf courses. Transport links are strong with access to the A2 / M2 and subsequent motorway networks. The high-speed Javelin service from Sittingbourne station provides a frequent service to London St Pancras with a journey time of approximately 1 hour as well as services to London Victoria with a journey time of approximately 67 minutes. Services from Teynham station (0.6 miles) to London St Pancras have an approximate journey time of 85 minutes and the service to London Victoria is approximately 75 minutes.



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Main area: Approx. 270.8 sq. metres (2915.2 sq. feet)
Plus outbuildings approx. 38.3 sq. metres (412.6 sq. feet)



Main area: Approx. 213.7 sq. metres (2300.2 sq. feet)
Plus outbuildings approx. 31.2 sq. metres (335.6 sq. feet)

Floor Plan Measurements

PLOT 1

GROUND FLOOR

- Living/Dining Room incorporating Kitchen (9.58m x 6.05m | 31'5" x 19'10")
- Sitting Room (7.32m x 3.67m | 24'0" x 12'0")
- Snug (5.12m x 3.86m | 16'9" x 12'7")
- Utility Room (3.66m x 2.52m | 12'0" x 8'3")
- Cloakroom (1.85m x 1.07m | 6'0" x 3'6")

FIRST FLOOR

- Bedroom 1 (6.00m x 4.61m | 19'8" x 15'1")
- En-Suite Shower Room (2.19m x 1.41m | 7'2" x 4'7")

- Bedroom 2 (5.14m x 4.67m | 16'10" x 15'3")
- En-Suite Shower Room (2.52m x 1.38m | 8'3" x 4'6")
- Bedroom 3 (5.34m x 2.92m | 17'6" x 9'6")
- Bedroom 4 (6.14m x 2.26m | 20'1" x 7'4")
- Bathroom (3.00m x 2.52m | 9'10" x 8'3")

OUTSIDE

- Garden
- Car Port (3.70m x 5.10m | 12'1" x 16'8")
- Car Port (5.12m x 3.70m | 16'9" x 12'0")

PLOT 2

GROUND FLOOR

- Living/Dining Room incorporating Kitchen (10.53m x 8.98m | 34'6" x 29'5")
- Utility Room (3.45m x 2.70m | 11'3" x 8'10")
- Cloakroom (2.01m x 1.06m | 6'7" x 3'5")

FIRST FLOOR

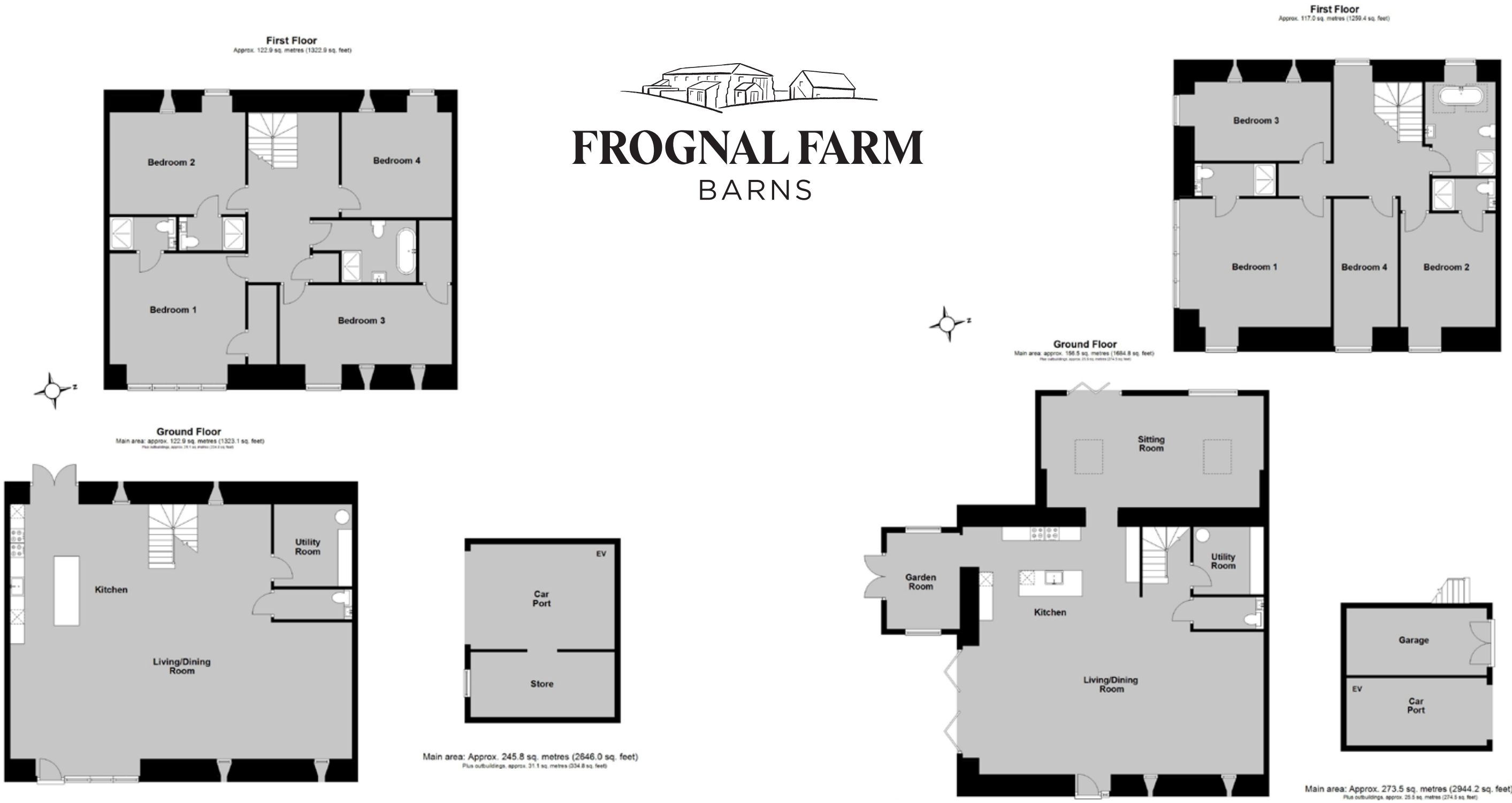
- Bedroom 1 (5.08m x 4.81m | 16'7" x 15'9")
- En-Suite Shower Room (2.18m x 1.71m | 7'1" x 5'7")
- Bedroom 2 (5.08m x 4.43m | 16'7" x 14'6")
- En-Suite Shower Room (2.80m x 1.17m | 9'2" x 3'10")

- Bedroom 3 (5.51m x 3.49m | 18'0" x 11'5")
- Bedroom 4 (4.15m x 3.45m | 13'7" x 11'3")
- Bathroom (3.45m x 2.19m | 11'3" x 7'2")

OUTSIDE

- Garden
- Car Port (5.11m x 3.70m | 16'9" x 12'1")
- Store (5.11m x 2.30m | 16'9" x 7'6")

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Floor Plan Measurements

PLOT 3

GROUND FLOOR

- Living/Dining Room incorporating Kitchen (12.08m x 8.98m | 39'7" x 29'5")
- Utility Room (2.90m x 2.76m | 9'6" x 9'0")
- Cloakroom (2.76m x 1.06m | 9'0" x 3'5")

FIRST FLOOR

- Bedroom 1 (4.61m x 4.79m | 15'1" x 15'8")
- En-Suite Shower Room (2.35m x 1.17m | 7'8" x 3'10")
- Bedroom 2 (4.79m x 4.19m | 15'8" x 13'8")
- En-Suite Shower Room (2.34m x 1.17m | 7'8" x 3'10")

- Bedroom 3 (6.08m x 3.49m | 19'11" x 11'5")
- Bedroom 4 (4.30m x 3.95m | 14'1" x 12'11")
- Bathroom (2.63m x 2.19m | 8'7" x 7'2")

OUTSIDE

- Garden
- Car Port (5.10m x 3.70m | 16'8" x 12'1")
- Store (5.10m x 2.30m | 16'7" x 7'6")

PLOT 4

GROUND FLOOR

- Living/Dining Room incorporating Kitchen (10.98m x 8.98m | 36'0" x 29'5")
- Garden Room (3.49m x 2.65m | 11'5" x 8'8")
- Sitting Room (8.08m x 4.05m | 26'6" x 13'3")
- Utility Room (2.56m x 2.45m | 8'4" x 8'0")
- Cloakroom (2.56m x 1.15m | 8'4" x 3'9")

FIRST FLOOR

- Bedroom 1 (5.34m x 5.28m | 17'6" x 17'3")
- En-Suite Shower Room (2.95m x 1.18m | 9'8" x 3'10")

- Bedroom 2 (4.81m x 3.45m | 15'9" x 11'3")
- En-Suite Shower Room (2.30m x 1.16m | 7'6" x 3'9")
- Bedroom 3 (5.50m x 3.05m | 18'0" x 10'0")
- Bedroom 4 (5.34m x 2.55m | 17'6" x 8'4")
- Bathroom (3.88m x 2.56m | 12'8" x 8'4")

OUTSIDE

- Garden
- Garage (5.11m x 2.44m | 16'9" x 8')
- Car Port (5.11m x 2.44m | 16'9" x 8')



WHAT3WORDS LOCATION: HUGS.CEMENTED.HAPPIER
 FOR FURTHER INFORMATION CONTACT:



CHRISTOPHER HODGSON

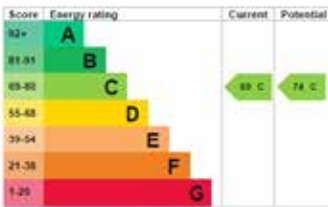
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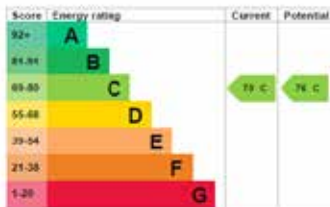
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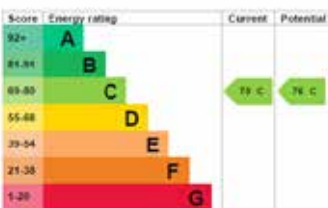
PREDICTED EPC RATINGS



Plot 1 - Rating C (74)



Plot 2 - Rating C (76)



Plot 3 - Rating C (76)



Plot 4 - Rating C (75)