

The Old Barn

Wittersham, Tenterden, Kent





A fabulous detached barn set in a delightful rural position with stunning views as well as a two bedroom annexe, beautiful gardens and almost three acres.

Tenterden 5 miles. Rye 8.7 miles. Headcorn station 13.4 miles (London Bridge about 1 hour). Ashford station 18 miles (London St Pancras from 36 minutes)
Maidstone 23 miles. Tunbridge Wells 25 miles. Gatwick airport 49 miles. Central London 61 miles
(All times and distances approximate).



3-5

2-3

2

Summary of accommodation

Main House

Ground Floor: Entrance Hall | Sitting Room | Drawing Room | Kitchen/Dining Room | Laundry Room | Shower Room

First Floor: Three Bedrooms | Family Bathroom

Annexe

Ground Floor: Studio

First Floor: Two Bedrooms | Shower Room

Outside

Mature Gardens | Paved Terrace | Double Garage | Equipment Store | Substantial off-street parking | Orchard | Meadow

In all about 2.93 acres

Situation

(Distances and times are approximate)

The property is situated in a wonderful rural position, within the High Weald National Landscape Area, on the outskirts of the small village of Wittersham.



The picturesque and historic town of Tenterden, with its tree-lined high street flanked by historic Wealden tiled and weather boarded properties, offers a comprehensive range of boutiques, shops, supermarkets (including Waitrose), restaurants, coffee shops, public houses, schools, doctors' surgery and sports facilities.



There is a good choice of schooling in the area, in both the state and private sectors. Notable schools include Tenterden Primary School, Homewood School at Tenterden, Highworth Girls Grammar School at Ashford, Norton Knatchbull Boys Grammar School at Ashford, Ashford School and Preparatory School, Dulwich Preparatory at Cranbrook, St Ronan's and Marlborough House at Hawkhurst, and Benenden School (Girls)



Mainline train services are available at Headcorn as well as Ashford which offers fast trains to London St Pancras from 36 minutes.



The Barn

This fabulous unlisted detached barn has attractive black weatherboarded elevations under a Kent peg tiled roof with a catslide to the rear. It was converted into a residential dwelling circa 1986 and has been lovingly updated and improved by the current owners to create a wonderful family home with features including oak window frames and doors, flamed brushed granite flooring throughout the ground floor and an oak staircase.

Internally, The Old Barn provides well-proportioned accommodation and is beautifully presented throughout, perfectly blending the period character of the barn with all of the modern conveniences. The front door opens into an impressive reception hall with double height glazing and a vaulted ceiling as well as a shower room. The kitchen/dining room is full of character and has a wealth of exposed beams and timbers. The kitchen is very well-appointed and includes a range of modern fitted units with integrated appliances and is open plan to a good sized dining room. There is also a useful laundry/boot room off the kitchen with a door to the side.

At the rear of the barn, the sitting room has fitted book shelves. A triple aspect drawing room with a fireplace and wood burner, as well as double doors opening to the side, complete the ground floor accommodation. The dining room, sitting room and drawing room all have French doors opening out to the rear terrace, which runs the length of the property, covered by a loggia creating the perfect space for entertaining.

On the first floor, the principal bedroom has exposed beams and timbers and a magnificent vaulted ceiling as well as windows to the side and a walk in wardrobe. There are two further bedrooms and a spacious and beautifully appointed family bathroom which all also benefit from exposed timbers and vaulted ceilings.





The Annexe

Adjacent to the main barn there is an annexe which is built in a barn style with attractive black weather boarded elevations and tiled roof, mirroring the main barn. The front door opens into a reception hall/ studio with full height glazed windows and part vaulted ceiling. On the first floor, the galleried landing gives access to two bedrooms and a shower room. One of the bedrooms has double doors opening out to a balcony enjoying unrivalled views over the surrounding countryside.

Gardens & Grounds

The house is approached from Kingsgate Lane over a driveway leading to the double garage and parking area. To the rear of the barn, the delightful and beautifully maintained formal gardens are laid to lawn with mature trees, shrubs and plants. The gardens are enclosed by hedging and stock proof fencing and include the charming long paved terrace under a loggia as well as a further paved terrace, ideal for al fresco dining whilst enjoying the stunning rural views. There is also a potting shed/greenhouse.

On the opposite side of the lane, there is a small orchard leading on to an enclosed meadow (with hedging/stock proof fencing on three sides), a small plantation and a rabbit proof cutting garden. In all the property extends to just under three acres.



FLOORPLAN

Approximate Gross Internal Floor Area

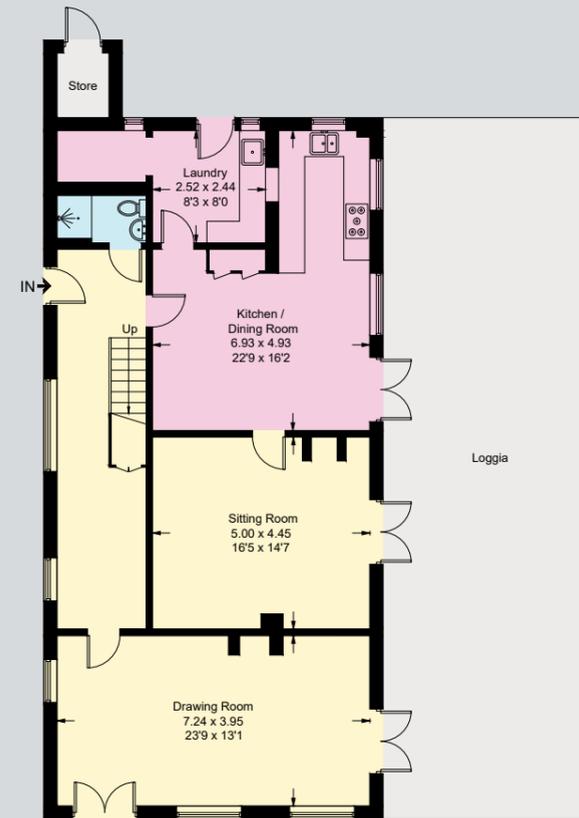
The Barn = 198 sq.m / 2134 sq.ft

Garage = 47 sq.m / 509 sq.ft

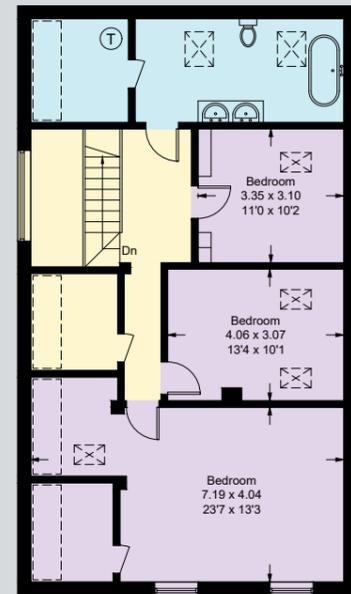
Annexe = 55 sq.m / 588 sq. ft

Total = 300 sq.m / 3231 sq.ft

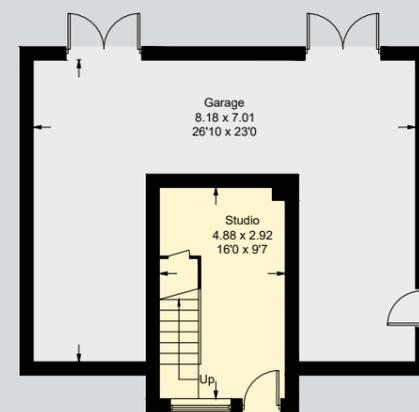
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



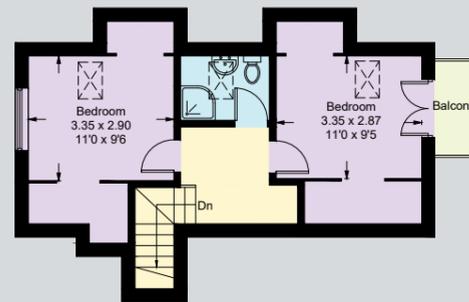
Ground Floor



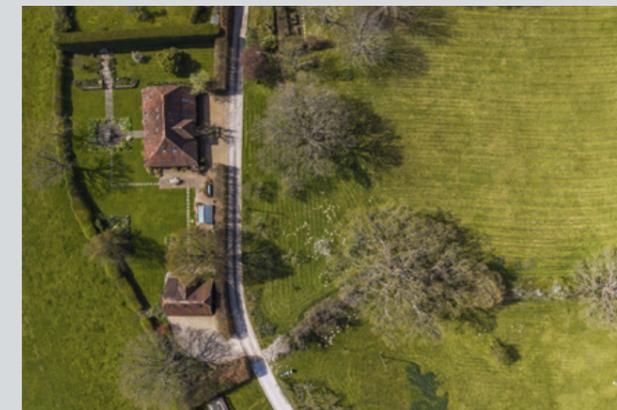
First Floor



Annexe - Ground Floor



Annexe - First Floor



Property Information

Tenure: Freehold

Services: Mains electricity. Shared water supply. Oil-fired heating. Private drainage (Klargester). Fibre broadband to house (FTTP) installed..

Local Authority: Ashford Borough Council

Tel. 01233 331111

Council Tax: Band G

EPC: E

Postcode: TN30 7NS

Directions: From Tenterden High Street, proceed in a south-westerly direction on the A28 towards Rolvenden and Northiam. At the end of the High Street, turn left onto Smallhythe Road (signposted B2082 to Rye). Continue on the B2082 for 4.2 miles (signposted Wittersham/Rye) then turn left onto Kingsgate Lane. Continue for half a mile and The Old Barn will be found on the right-hand side.



Tunbridge Wells

47 High Street

Tunbridge Wells

TN1 1XL

Simon Biddulph

01892 772942

simon.biddulph@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025 Photographs and videos dated May 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.