



Old Barn Cottage  
Hoaden | Ash | Canterbury | Kent | CT3 2LG

FINE & COUNTRY



# Step inside

## Old Barn Cottage

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With its origins in the days when cottages were built with wide vertical and exposed ceiling beams as homes for farmworkers, this fascinating property has grown considerably over the years and has now become a sizeable four bedroom family country home, but still incorporates the character of a bygone era. Located in the charming hamlet of Hoaden surrounded by farmland and orchards it has rural views as far as the eye can see and nestles in mature gardens and includes an orchard opposite with fruit trees and an additional parking area. The cottage is approached via a five bar gate opening onto a wide driveway flanked by shrubs and lawns interspersed with mature trees as well as a log store. There is a brick paved path to an entrance door that opens into a charming conservatory with access to a separate room that would make an excellent office for anyone working from home as business visitors would have direct access and not need to venture into the more private parts of the property. Alternatively it could be a bedroom for an elderly relative who finds the stairs difficult or a teenager wanting a bit of independence and where they can entertain their friends.

From the conservatory there is a door to the delightful dining area incorporating the oldest part of the property with exposed beams, a fireplace and a raised log burning stove and the adjacent dual aspect lounge. There are steps up to the spacious dual aspect country style kitchen/breakfast room with an inset oil-fired Aga, wood units with a built in double oven and a Calor gas hob as well as a variety of stand-alone appliances. There is an adjacent utility room with double shower and cloakroom as well as a very large boot room with a wall of fitted cupboards, providing plenty of storage and a door to the driveway.

A door from the dining area opens onto the staircase leading to the first floor with its oak balustraded galleried landing. This has access to the family bathroom with a corner bath and four double bedrooms with delightful views across the garden and the surrounding countryside. Two of the rooms have fitted cupboards and vanity basins, one has a partially vaulted ceiling and built in wardrobes while the fourth has a wall of built in cupboards.

The charming garden is divided into various areas by hedging and includes a vegetable and soft fruit garden with raised beds and berry fruit cages, a very large garden storage shed, a summerhouse, greenhouse and a second log store. There is a gravel based seating area and a gravel path to a pergola covered patio for al fresco dining as well as a trellis gate with access to the separate double garage with additional parking off the lane. As there is a wide driveway adjacent to the property entrance and additional parking adjacent to the field opposite, this building could always be converted into an annex for elderly relatives, adult children or as a country holiday let, subject to the necessary permissions.

This property has the location, surroundings, size, flexibility and character to become an absolute gem of a family home for anyone looking to make a home of their own and build a life in the country.





# Seller Insight

“ This has been a wonderful home for us over the past 30 years but sadly health issues mean it is time to move. We love the house and its unique character and have always taken pleasure in the garden as well as entertaining friends and family. Over the years we have had many dogs and there are wonderful country walks that we have all enjoyed and hope that new owners will appreciate this home as much as we have. We bought the adjacent field so that it could not be built on and spoil our lovely views but could always be home to a small pony, alpacas, goats or chickens.

Hoaden is a quiet and peaceful hamlet and, although it is out in the country, it is not far to the village of Ash with its shops including a Co-op, newsagent, chemist and hairdresser as well as a primary and prep school. Wingham is also nearby with its individual shops, post office, pubs, restaurants, the Wingham Wildlife Park and garden centre.

There are farm shops providing plenty of local produce, including the renowned Gibsons farm shop and food hall while the medieval Cinque Port town of Sandwich with its delightful pubs, restaurants and shops is within easy reach. Golfing addicts can enjoy their game at Princes and the world renowned St George's championship course and boating enthusiasts can moor their boats along the River Stour in Sandwich. Other sporting activities are easily accessible and these include tennis, cricket and bowling as well as riding for young horse aficionados in the village of Elmstone. The area offers an excellent grammar schools in Sandwich, Canterbury and Dover as well as private schools in Dover, Canterbury and Ramsgate. From Sandwich there is the high speed train to London and a good road network to Dover, Canterbury, Folkestone, Thanet and London.”\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





**Travel Information**

By Road:  
 Ash 2.1 miles  
 Wingham 3.3 miles  
 Sandwich 5.5 miles  
 Canterbury West Station 11.7 miles  
 Ashford International 26.3 miles  
 Dover Docks 17.0 miles  
 Gatwick Airport 82.3 miles  
 Charing Cross 73.8 miles

By Train from Sandwich:  
 St. Pancras 1hr 27 mins  
 Victoria 1hr 53 mins  
 Charing Cross 2hrs 10 mins  
 Dover 22 mins  
 Canterbury 40 mins

**Healthcare**

Ash Surgery 01304 812227  
 The Market Place Surgery 08443 879997  
 The Butchery Surgery 01304 612138

**Leisure Clubs & Facilities**

Royal St. George's Golf Club  
 Prince's Golf Club  
 Cinque Port Golf Club  
 Sandwich Bay Sailing and Water Ski Club  
 Sandwich Bay Sailing Club  
 Tides Leisure and Indoor Tennis  
 Sandwich Leisure Centre  
 Ash Bowling Club  
 Ash Rugby Club  
 Sandwich Town Cricket Club  
 Sandwich Tennis Club  
 Park Farm Riding School

**Education**

**Primary Schools:**

Sandwich Infant School 01304 612228  
 Sandwich Junior School 01304 612227  
 Cartright and Kelsey Primary 01304 812539  
 St Faith's prep school 01304 813409  
 Northbourne Park 01304 611215

**Secondary Schools:**

Sir Roger Manwood's Co-ed Grammar School 01304 613286  
 Duke of York's Royal Military School, Dover 01304 245023  
 Dover College 01304 205969  
 Kings School Canterbury 01227 595502  
 St Edmunds Canterbury 01227 763231  
 Sandwich Technology School 01304 610000

**Entertainment**

Empire cinema 01304 620480  
 Luigis 01304 615297  
 The Dog at Wingham 01227 720339  
 The Blue Pigeons 01304 613233  
 The Bell Hotel 01304 613388  
 Blazing Donkey 01304 617362

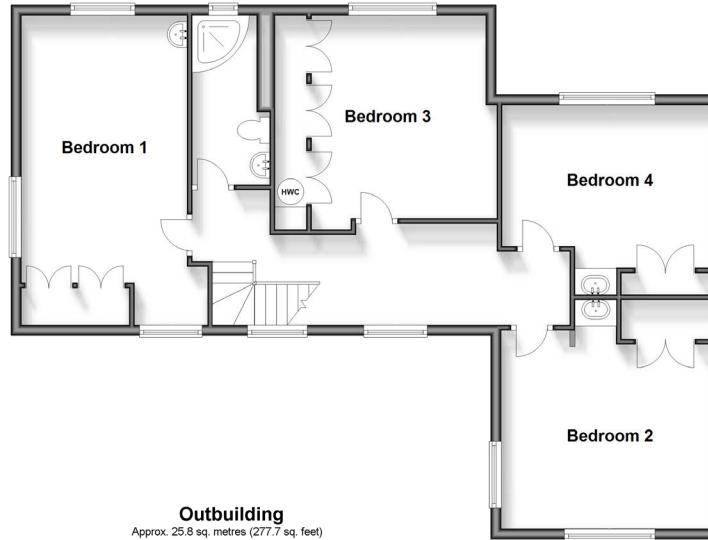
**Local Attractions/Landmarks**

Wingham Wildlife Park  
 Betteshanger Country Park  
 Richborough Fort and Amphitheatre  
 The Guildhall Museum  
 White Mill Heritage Centre Sandwich  
 Seal Spotting Trips  
 Sandwich Town Trail  
 Sandwich and Pegwell National Nature Reserves  
 Walmer, Dover and Deal Castles  
 Salutation House Sandwich  
 Aqua Park Sandwich

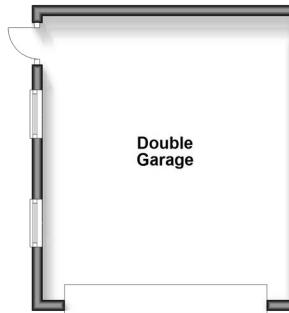
**Split Level Ground Floor**  
Approx. 104.3 sq. metres (1122.9 sq. feet)



**Split Level First Floor**  
Approx. 87.1 sq. metres (938.0 sq. feet)



**Outbuilding**  
Approx. 25.8 sq. metres (277.7 sq. feet)



**GROUND FLOOR**

Conservatory	13'3 x 7'11 (3.74m x 2.41m)
Study	12'10 x 6'11 (3.66m x 2.11m)
Dining Area	13'11 x 13'4 (4.24m x 4.07m)
Lounge	18'11 x 12'11 (5.77m x 3.94m)
Kitchen/Breakfast Room	18'8 x 15'2 max (5.69 x 4.63m max)
Utility/Shower Room	17'2 x 4'9 (5.24m x 1.45m)
Cloakroom	
Boot Room	11'2 x 11'0 (3.41m x 3.36m)

**SPLIT LEVEL FIRST FLOOR**

Landing	
Bedroom 1	19'4 x 10'4 (5.90m x 3.15m)
Bathroom	10'7 x 4'10 (3.23m x 1.47m)
Bedroom 4	13'0 x 11'8 (3.97m x 3.56m)
Bedroom 3	13'3 x 10'2 (4.04m x 3.10m)
Bedroom 2	13'3 x 12'0 (4.04m x 3.66m)

**OUTSIDE**

- Driveway
- Rear Garden
- Summerhouse
- Greenhouse
- Gated Orchard

**OUTBUILDING**

Double Garage	17'10 x 15'6 (5.44m x 4.73m)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: E  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 21.05.2024





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