



East Barn, Elses Farm, Morleys Road, Weald TN14 6QX
Guide: £1,250,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Impressive Grade II Listed Semi-Detached Barn *Sought After Village Location
- *Vaulted Hallway & Cloakroom *Impressive Reception Rooms
- *Bespoke Rencraft Kitchen/Breakfast/Family Room
- *Two Contemporary Family Bathrooms *Five Bedrooms
- *Main Bedroom with Dressing Area and Contemporary En-Suite Shower
- *Attractively Landscaped Rear Gardens & Terrace *Attached Double Garage
- *Two Private Parking Spaces

Description

Impressive Grade II listed five bedroom semi-detached barn, forming part of the exclusive gated Elsels Farm Development, converted and rebuilt around twenty years ago, situated on the outskirts of the village. The property combines all the amenities of modern living coupled with character features including a wealth of exposed beams and vaulted ceilings, arranged over three floors, providing 3125 sq. ft. of versatile family accommodation.

Accommodation: -

- Impressive, vaulted entrance hallway having full height glazing and oak front door, oak staircase, exposed beams and flooring, under stairs storage and attractive cloakroom. Doorway to:-
- Bright dining room open plan to the dual aspect sitting room, both rooms enjoying a wealth of exposed beams, full height windows, engineered oak flooring and inset lighting.
- Kitchen/breakfast/family room, kitchen fitted by Rencraft, comprehensive range of painted in-frame wall mounted cabinets including plate racks and base units of cupboards and drawers. Under mounted sink and contrasting granite worktops and upstands with breakfast bar return and metro tiled splashback. Britannia range oven with extractor over, fully integrated Siemens appliances including dishwasher, washing machine/dryer, space for American style fridge/freezer.
- Family area, full height windows and French doors opening to the rear terrace. Engineered oak flooring, exposed beams and inset lighting throughout the space.
- First floor galleried landing, full height windows and study/reading area, fitted airing cupboard, stairs rising to the second floor with under stairs storage.
- Dual aspect main bedroom with separate dressing room, into eaves and contemporary en-suite shower room. Two further double bedrooms, one enjoying full height windows with lovely outlook to the rear and a modern family bathroom complete the first floor accommodation.
- Second floor landing with feature high beamed vaulted ceiling and skylight windows, access to attic storage area, doors to two double bedrooms and a further bathroom, all into eaves with attractive vaulted beamed ceilings.
- Attached double garage, two sets of wooden doors to front with security lighting, Grant oil fired boiler, power and light.
- The property is approached through a gated driveway with electrically operated gates and intercom system, communal car park for multiple vehicles, leading to an open gravelled courtyard and turning circle, providing access to the double garage and private parking spaces.



- The private rear gardens have been attractively landscaped to include a stone terrace across the rear, areas of lawn interspersed with hedged boundaries providing seclusion and mature trees, shrub/flower borders, access to front parking area via wooden gate.
- Services & Points of Note: Mains drainage and electricity. Mains smoke detectors. Oil central heating, boiler sited in the garage, metered to property from communal tank. Alarm system. Sky broadband connection. Electrically operated gates and intercom system. Communal shared car park. Communal maintenance costs paid on an informal basis.
- Council Tax Band: G- Sevenoaks District Council
- EPC: Exempt – Grade II Listed

Weald

East Barn is situated within easy reach of the centre of this picturesque village with its green, small community shop and café run by volunteers and amenities including a church, public house, garage, popular primary school and well regarded Italian restaurant. Weald is situated just South of Sevenoaks and included in the Kent Downs Area of Outstanding Natural Beauty, with part of the village designated a Special Landscape Area. Nearby Hildenborough offers a good selection of local shopping, state and private schools and sporting facilities including Nizels Golf Club and private health/fitness centre. The market town of Sevenoaks offers a wider range of shops, restaurants, supermarkets including Waitrose, state and private schools, main library, swimming/leisure centre and The Stag Theatre and cinema. Hollybush Recreation Ground, tennis courts, bowls, astroturf pitch, a café and a children's playground and Knole Park. There is also golf at Knole and Wildernesse and cricket at The Vine. Hildenborough and Sevenoaks stations offer fast and frequent services to London Bridge/Charing Cross/Cannon Street. The property is close to the A21 junction at Morley's roundabout, linking to the M25 giving access to Sevenoaks, Tonbridge, Tunbridge Wells, London, Gatwick and Heathrow Airports, the south coast and the Channel Tunnel.



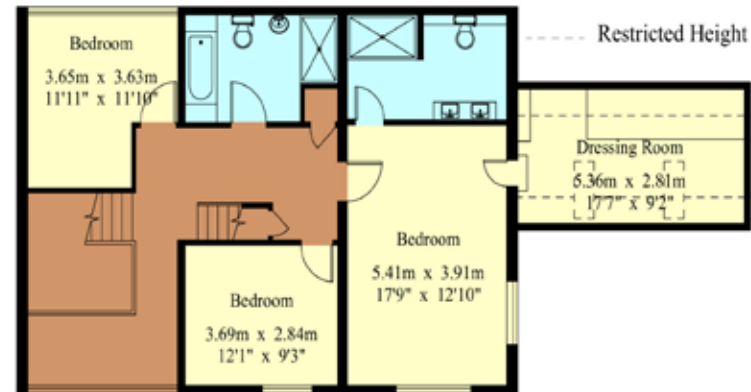
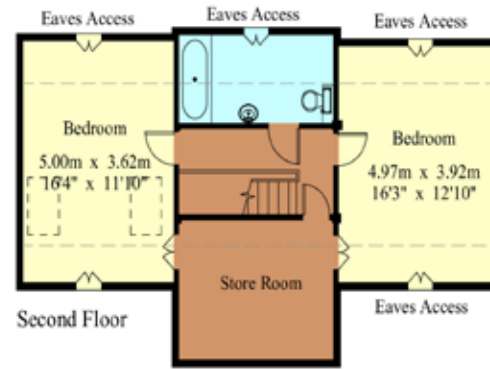
Viewing Strictly By Appointment

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East Barn

Gross Internal Area : 290.4 sq.m (3125 sq.ft.)
(Including Garage)



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