



Keepers Barn, Somerden Green, Chiddingstone, Kent TN8 7AL
Guide: £700,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Barn Conversion
- *Four Bedrooms
- *Glorious Rural Views
- *Walkable to Chiddingstone School
- *Open Plan Kitchen/Living/Dining Space
- *Three Bathrooms
- *Self Contained Studio Space
- *Gravel Courtyard Area
- *Attractive Landscaped Garden, Decked Terrace with Balcony
- *Recently Constructed Detached Timber Garage
- *Block Paved Parking Area

Description

Keepers Barn is a beautifully converted four bedroom detached barn, situated in a tranquil no through private country lane and within walking distance of Chiddingstone village and primary school. Recently renovated this delightful timber clad home boasts a stylish modern interior and offers highly versatile accommodation to suit a variety of lifestyles.

Accommodation

- Entering the barn from the side into the hallway, having stairs rising to the first floor and smart laminate flooring. Interconnecting door through to a self contained studio.
- Open plan living space having smart laminate flooring throughout and LED downlighting. Modern kitchen to one end fitted with a range of wall mounted wall cabinets and base units of cupboards and drawers. Eye level Indesit oven and hob, integrated slimline dishwasher and space for freestanding fridge/freezer. Dual aspect having windows to rear and two sets of French doors leading out to the garden and decked terrace. Wall mounted air conditioning unit.
- Main ground floor bedroom having a vaulted ceiling with French doors opening onto the courtyard area, smart laminate flooring and wall mounted air conditioning unit. Two single bedrooms, one currently used as a study with garden views, the other with French doors onto a gravel courtyard.
- Modern contemporary shower room, fitted with a white suite comprising close coupled toilet, vanity basin and metro tiled shower enclosure with ceramic tiled flooring.
- Off the hallway to the right there is a further bedroom currently arranged as a self-contained studio space with kitchenette, modern shower room and separate access via French doors which could be used for Airbnb or rental income.
- First floor double bedroom carpeted with inset LED lighting. Small landing area and door to family bathroom, fitted with a smart contemporary white suite comprising freestanding oval bath and taps, floating vanity basin and close coupled toilet. Smart ceramic wall and floor tiling, inset LED lighting and extractor.
- The property is approached through five bar gates and over a block paved driveway with mature shrub borders. Recently constructed detached timber garage with power and light and EV charging point.
- Delightful gardens including a raised decked terrace with balcony to take advantage of the rural views, al fresco dining or enjoying the setting sun, lawn with attractive cottage planting to borders and hedged boundaries.



- Services & Points of Note: Mains electricity and water. Air conditioning and wall mounted electric heaters. Shared private drainage, Titan sewage treatment plant. EV Charger point for barn. Informal arrangement towards the upkeep of the lane typically approximately £200 per annum.
- Council Tax: TBC – Sevenoaks District Council.
- EPC: D

Situation

Keepers Barn is situated within the High Weald Area of Outstanding Natural Beauty, on the outskirts and within walking distance of the historic National Trust village of Chiddingstone providing sought after Church of England Primary school, Tulip Tree tea rooms, village shop, St Mary the Virgin Church and historic Chiddingstone Castle, as well The Castle Inn, serving locally brewed beer.

Nearby Chiddingstone Causeway also provides local amenities including shop and Post Office, church, village hall, the popular Little Brown Jug Public House and Penshurst Railway Station (Tonbridge/Redhill Line).

The larger towns of Edenbridge, Sevenoaks, Tonbridge and Tunbridge Wells all provide a broader range of amenities, including shops and restaurants. Commuter train services can be accessed at Hildenborough, Sevenoaks and Tonbridge for services to London Charing Cross/Canon Street and Edenbridge for services on the Victoria Line. Conveniently, the A21 and M25 are easily accessible, offering routes to Gatwick and Heathrow Airports, Channel Tunnel and Bluewater shopping centre.

Well regarded schools include Chiddingstone, Four Elms and Leigh primary schools. Grammar schools for both boys and girls in Tonbridge and Tunbridge Wells with annexes in Sevenoaks. Tonbridge and Sevenoaks Public Schools and several Preparatory Schools.

Leisure facilities include golf courses at Hever and Nizels with private health and fitness centre and sailing on Bough Beech Reservoir. Within the vicinity there are many historical properties including Chiddingstone & Hever Castles, Chartwell and Knole Park.



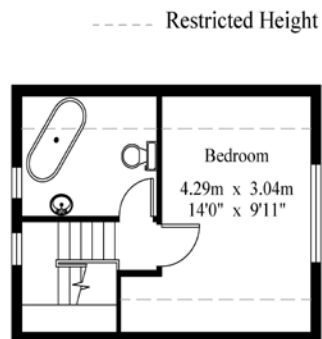
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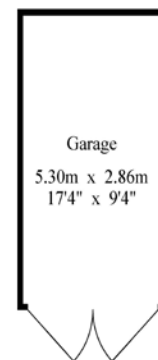
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Ground Floor



First Floor



Keepers Barn

Barn - Gross Internal Area : 111.3 sq.m (1198 sq.ft.)
Garage - Gross Internal Area : 15.1 sq.m (162 sq.ft.)

For Identification Purposes Only.

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