



Honeyset Cottage Haffenden Quarter, Smarden, Ashford, TN27 8QR  
Offers In The Region Of £795,000

GOULD  
HARRISON



Attractive Kentish barn conversion with a wealth of oak beams and period features with gardens of about 0.6 of an acre.

Situated in the hamlet of Haffenden Quarter, about a mile from the village of Smarden, the barn has pleasing mellow elevations externally, oak beams and internal oak doors, galleried reception hall with open balustrade, double glazed and single garage, lovely small natural pond with running water, propane gas central heating with radiators.



#### Oak Front Door

Through to:

#### Galleried Reception Hall

With staircase to first floor.

#### Utility Room / Boot Room

Oak door to rear.

#### Cloakroom

White low level WC and wash hand basin.

#### Sitting Room 17'7 x 12'8 (5.36m x 3.86m)

Triple aspect, oak beams, brick fireplace with fitted gas stove.

#### Kitchen/Diner 17'0 x 11'11 (5.18m x 3.63m)

Triple aspect with oak beams and solid quartz work surfaces, white porcelain sink unit, oak fronted drawers and cupboards, wall cupboards, induction hob with extractor above, double oven, space and plumbing for appliances.

#### First Floor:

#### Landing

Galleried landing with linen cupboard, access to loft space.

#### Bedroom One 17'1 x 12'10 (5.21m x 3.91m)

Two built in double wardrobe cupboards.

#### Bedroom Two 11'8 x 8'6 (3.56m x 2.59m)

Double aspect.

#### Bedroom Three 11'9 x 8'2 (3.58m x 2.49m)

Double aspect.

#### Luxury Bathroom

With free standing bath, large glass fronted shower cubicle, porcelain wash hand basin on a stand, low level WC, chrome towel rail, ceramic tiled floor.

#### Outside

Five bar gate and established hedge, driveway with ample parking for a number of cars, leading to:

#### Kentish Style Double Garage 20'0 x 13'1 (6.10m x 3.99m)

With electric light and power.

#### Store 7'3 x 6'3 (2.21m x 1.91m)

#### Separate Single Garage 18'1 x 8'6 (5.51m x 2.59m)

#### Gardens

The gardens surround the barn with lawns, shrubs and borders, natural running water into small pond, large paved terrace to two sides.

#### Services

Main water and electricity.  
Private drainage system.  
Propane gas central heating with radiators.

#### Tenure

Freehold.

#### Council Tax

Ashford Borough Council: F.

