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Hareplain Road
Biddenden
Kent
TN27 8LJ



Sitting/Family Room * Snug/Bedroom * Kitchen/Dining Room
Family Bathroom

Two Double Bedrooms both with Ensuite Shower Rooms

Attractive Garden with Terrace * Vegetable Garden
Paddock Approximately 2.5 Acres * Stable Block
Double Garage with Storage Above * Off Road Parking



STRIKING 17TH CENTURY CONVERTED KENTISH BARN

This striking 17th Century historical Kent Barn has been meticulously renovated to an exceptional standard, offering versatile living spaces alongside modern comforts. The property is a true gem, brimming with charm and character. A warm ambiance emanates from the wooden floors, expansive windows and wealth of exposed beams adorning the living area. Presented in immaculate order throughout, the barn nestles in approximately 2.9 acres of garden and paddocks amidst the natural beauty in the Weald of Kent.

The light and airy ground floor accommodation consists of an open plan family/sitting room with vaulted ceiling, a wealth of exposed timbers, double height windows and tri-fold doors opening onto the terrace, a breakfast/sunroom leading to a vaulted kitchen/dining room with sliding doors, a snug/TV room, third bedroom/office area and family bathroom on the ground floor. Glass and oak staircases each lead to double bedrooms with vaulted ceiling, ensuite shower room and built in wardrobe.

Outside, a gated gravel drive leads to plenty of parking and an oak framed double garage. The rear of the garage is currently used as a utility room and has plumbing for a toilet and shower, an inner staircase leads to storage above. There is an outside tap and electric sockets. The garden is laid to lawn with flower and shrub beds and a paved terrace. A small paddock has gates leading to a stable block with further gates opening to a grassed paddock of approximately 2.5 acres. The paddock enjoys access from the road.



LOCATION

The barn sits equidistance between the villages of Biddenden, Sissinghurst, Frittenden and Headcorn. Sissinghurst Castle is a walk away and the historic Three Chimneys Public House is nearby. Biddenden is a thriving village with a shop, pub, tennis and squash club, playground and Michelin starred restaurant.

SCHOOLS AND CONNECTIONS

There are a number of excellent private and state schools in the area including Cranbrook School, Dulwich School, St Ronan's and Marlborough House Prep Schools, Biddenden, Sissinghurst and Headcorn primary schools, Sutton Valence School and Bethany School.

The area has excellent transport links. There are mainline stations at Headcorn and Staplehurst with fast services to London Bridge, Charing Cross and Cannon Street. Ashford is a short drive and has a fast train to St Pancras. Eurotunnel at Folkestone is a 40 minute drive and Gatwick airport within an hour. Junction 8 of the M20 motorway offers excellent road links to the south coast and the M25.



Approximate Area = 174.4 sq m / 1877 sq ft
 Outbuildings = 113.1 sq m / 1217 sq ft
 Total = 287.5 sq m / 3094 sq ft (Including Garage)
 Including Limited Use Area (12.2 sq m / 131 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 315495



SERVICES

Mains electricity and water. LPG for heating and cooking.

Ashford Borough Council - Council Tax Band E

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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