



'Our Focus Determines Your Reality'



Plumtree Road
Hawkenbury
Kent
TN27 9PD



Sitting Room * Kitchen/Dining Room * Utility Room
Two Double Bedrooms, Shared Ensuite * Shower Room

Galleried Landing * Principal Bedroom
Two Further Double Bedrooms * Family Bathroom

Garden with Shared Wildlife Pond * Ample Off-Road Parking



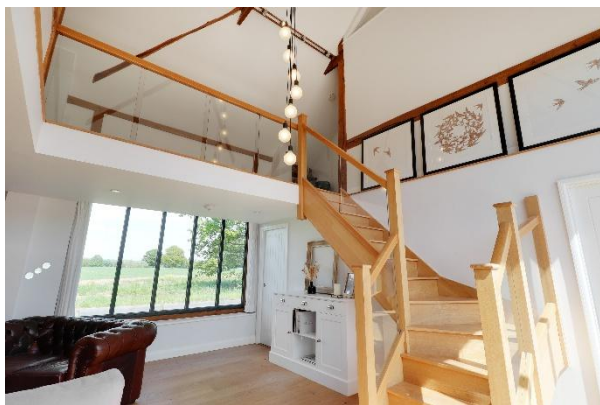
STRIKING LINK-DETACHED BARN CONVERSION

This striking barn is believed to date from the mid-1600s and was converted in the late 2010s. Clever use of glass has created a light-filled home with character features, such as vintage Kilner jars embedded in the north wall and exposed oak beams. The bespoke oak staircase is panelled with glass as is the vaulted, galleried landing.

The accommodation consists of a double aspect, vaulted sitting room with log burning stove and the bespoke oak staircase, a double aspect kitchen/dining room with doors opening to a paved terrace, a utility room and a shower room. Completing the ground floor there are two double bedrooms sharing a Jack 'n' Jill ensuite shower room.

On the first floor, the galleried landing leads to a principal bedroom with adjacent bathroom and two further double bedrooms.

Outside, the gated driveway leads to the ample off-road parking which is gravelled. The garden is bordered with mature hedging, laid predominantly to lawn with a shared pond providing a haven for visiting wildlife and a variety of established trees.



HEADCORN

Headcorn offers a variety of shops including a small supermarket and other everyday amenities such as banking, sporting and recreational facilities and a modern medical centre.

SCHOOLS AND CONNECTIONS

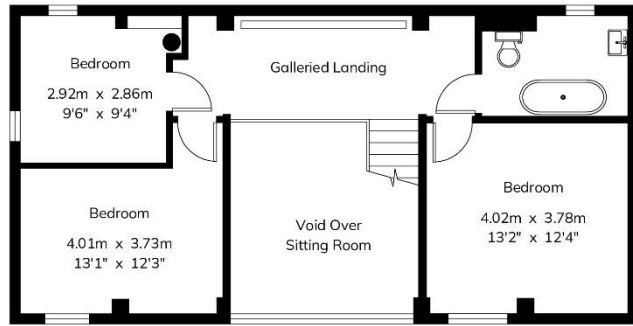
There are local primary schools, Sutton Valence Independent school, a short drive, and excellent secondary schools including Grammar Schools in Tonbridge, Maidstone and Ashford serving the area.

Nearby mainline stations include Headcorn and Staplehurst which provide services to London Bridge (53 mins), Waterloo East and London Charing Cross, and nearby Ashford for the high-speed link to London (35 mins) and Europe. The M20 is approx. 11 miles away.

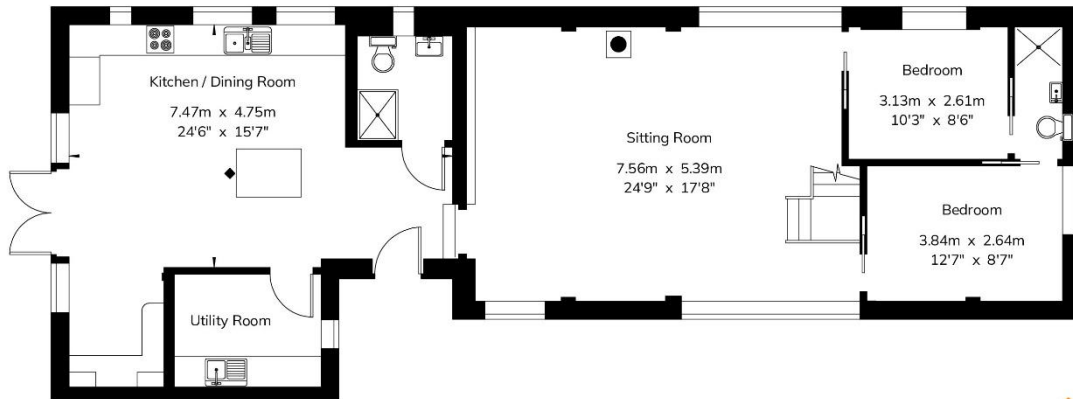


Leighbridge Barn

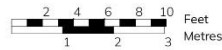
Gross Internal Area : 181.7 sq.m. (1956 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.

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SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage. Fibre broadband due in area in next 6 months. Currently Starlink 97.7 mbps.

Maidstone Borough Council - Council Tax Band F

EPC Rating: C

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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