



Tottington Barn  
352 Rochester Road | Aylesford | Kent | ME20 7ED

FINE & COUNTRY

# Seller Insight



*Living in Tottington Barn for the past eight years has been a true pleasure. The journey involved a complete reconstruction of the barn, a transformative process that turned it into a cosy and modern haven."*

*"Drawing inspiration from my wife's Danish roots, the interior design took on a Scandinavian style. The use of glass and oak added a contemporary and light-filled dimension to the home and the decision to install underfloor heating throughout brought a touch of comfort to every corner. One of the standout features in our home is the double-sided log burner, its presence not only provides practical warmth but also serves as a focal point, creating an inviting ambiance."*

*"The kitchen, a central hub, was meticulously crafted from scratch by Roma Kitchens, featuring a brand new Aga. The journey of rebuilding and refining this home reflects not just a physical transformation but also the infusion of personal style and comfort into every detail."*

*"The main reception room delivers the WOW factor akin to being in a wooden cathedral. Perhaps our favourite moments are spent on wintry evenings, nestled in this room, watching the flames of the log burner dance and flicker—a simple pleasure that adds a touch of magic to Tottington Barn."*

*"Tottington Barn is designed for entertaining, accommodating a sizable gathering if desired. The absence of low ceilings is particularly advantageous during Christmas, allowing for a grand 10-ft tree."*

*"The rear terrace of Tottington Barn treats us to spectacular sunsets, casting a warm and vibrant glow over the tranquil surroundings. In the summer, we often find ourselves sitting by the stream, a bottle cooling in the water, as we soak in the serene melody of the babbling weir."*

*"While we may not be avid gardeners, the raised beds bloom with roses which is a delightful touch to the surroundings. Around the pussywillow tree, we planted daffodils and snowdrops, creating a charming display. The bluebells scattered among the trees also add a natural and enchanting touch to the landscape."*

*"The Chequers, a charming pub along the river and the sophisticated dining experience at The Hengist restaurant offer a perfect blend of rural tranquillity and refined options for leisure and dining. A short half-mile up the road lies the Lower Bell, a local gem known for their excellent homemade steak pies—a delightful culinary option close to home."*

*"I will miss walking the dogs to the stream every morning and evening, this has become a cherished routine. Witnessing the subtle changes in the trees as the landscape evolves through the seasons, is a daily connection to the natural beauty surrounding Tottington Barn. These little changes will be missed as we bid farewell to this special place."\**

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

Fine & Country proudly present Tottington Barn, a beautifully presented residence with a timeless charm and elegant contemporary interiors in-excess of 5,000 square feet, nestled amidst the picturesque Kentish Countryside. This captivating property sits within stunning grounds sprawling over three acres, where you can immerse yourself in the allure of this idyllic setting while enjoying the epitome of refined living.

Reimagined in 2016, this uniquely attractive Grade II Listed barn conversion seamlessly blends the Danish influences of the current owners with original features and modern design, resulting in a Scandinavian-inspired masterpiece. A symphony of oak and glass creates a captivating expanse of luxurious entertainment areas, crowned by a breathtaking, wooden cathedral like vaulted ceiling and gallery landing. This unique space effortlessly caters to grand gatherings or intimate moments of reflection. Revel in the perfect balance of opulence and cosiness, while enjoying the underfloor heating and the enchantment of a double-sided log burner, enriching both dining and sitting room areas. Whether hosting lively soirées at the bespoke bar or seeking a serene corner to create cherished memories with loved ones, this home harmonises comfort with grandeur, offering an exquisite living experience.

Discover the pinnacle of luxury living, with a bespoke handcrafted Roma kitchen & breakfast room at the heart of the home, showcasing opulent quartz work surfaces, large walk-in pantry, a newly installed Aga, and desirable flagstone flooring. Adjacent, a utility room pairs with a dedicated boot room featuring a cloakroom for seamless convenience post-countryside strolls.

The dining room, illuminated by natural light streaming through double aspect double-height windows. Adding functionality, a dedicated study and ample walk-in storage cupboards enhance the practicality of this space. Bi-fold doors effortlessly unite the open fronted vaulted ceilings of garden rooms with the kitchen and dining area, presenting a stunning vista over the grounds, perfect for indulging in morning coffee or unwinding with an evening glass of wine.

Ascend the stairs to an awe-inspiring galleried landing adorned with a library and cosy seating spots, offering a pleasing vantage point of the expansive entertainment areas below. The Principal suite beckons, providing a luxurious haven with its lofty beamed ceiling, opulent en-suite amenities, and a generously sized walk-in wardrobe.

Down on the main level, two bedrooms complement each other, sharing an elegant family bath/shower room. Ascend yet another staircase to find two more spacious double bedrooms, each boasting sumptuous en-suite facilities.

Nestled within an exclusive hamlet of similarly attractive homes, Tottington Barn enjoys a shared private access road with a picturesque pond surrounded by mature specimen trees providing a striking focal point. A five-bar wooden gate opens to a driveway dressed in fine shingle, with ample parking space for numerous vehicles and a detached open-fronted triple garage, some 51 feet in length.





# Step outside

## Gardens/ Grounds

The property's beautiful gardens and grounds provide the perfect backdrop to this remarkable home, featuring a lush expanse of lawns with mature shrubbery, raised beds of roses, and delightful floral displays, creating a picturesque oasis. A southerly facing terrace and a tree-lined walk leading to a seating area by a meandering stream offer enchanting outdoor spaces perfect for enjoying al fresco dining and the beauty of nature.

## Location

Enviably located within a picturesque landscape, this property boasts a serene backdrop surrounded by captivating countryside, inviting exploration along the pathways that wind through vineyards and the scenic banks of the River Medway.

The charming Aylesford village hosts an array of everyday conveniences, encompassing a church, village store, hairdresser, assorted dining options to include the highly regarded Hengist Restaurant, and Chequers public house both enjoying a riverside location. Adjacent Maidstone presents a wide spectrum of amenities, from bustling High Street shopping to diverse independent boutiques, restaurants, cafes, and leisure facilities.

Transportation links are exceptional, with seamless access via the nearby M2 and M20, facilitating travel to Ebbsfleet International and hi-speed rail to central London in 20 minutes, the enchanting Kent coastline, and the extensive national motorway network. For commuters, Rochester station, a mere 6.1 miles away, offers frequent services to London Victoria, London Blackfriars, and St Pancras International within an hour.

Families seeking quality education will find an abundance of options in the vicinity, including a diverse selection of state primary and secondary schools. Noteworthy are the nearby grammar schools such as the Mathematical School in Rochester, Maidstone Grammar School, and Invicta Grammar School. Additionally, Cranbrook School, a mixed state school, welcomes boarders from beyond its immediate catchment area. For those seeking independent education, the region offers access to esteemed institutions such as King's School Canterbury, Sevenoaks, Tonbridge School, King's School Rochester, Cobham Hall, and Sutton Vallance.

## Freehold

Council Tax Band H

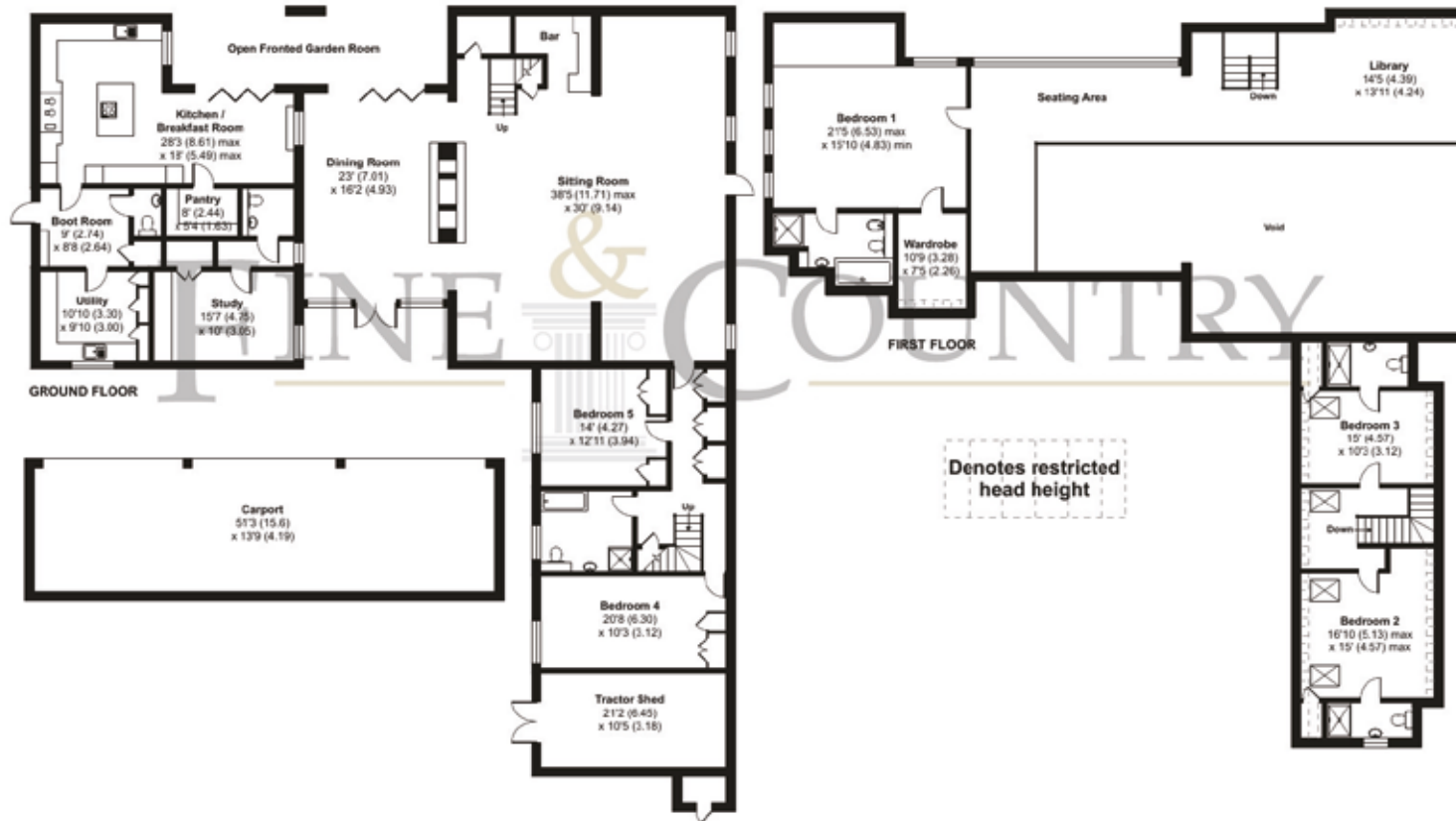
EPC Rating C



# Rochester Road, Aylesford, ME20

Approximate Area = 5075 sq ft / 471.4 sq m  
 (excludes open fronted garden room, void & carport)  
 Limited Use Area(s) = 105 sq ft / 9.7 sq m  
 Tractor Shed = 217 sq ft / 20.1 sq m  
 Total = 5397 sq ft / 501.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Fine & Country. REF: 1067745

Guide price £1,550,000 - £1,600,000



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