



Clarks Barn
Gushmere | Selling | Faversham | Kent | ME13 9RH

Seller Insight



When we first came across Clarks Barn, we had been searching for months—nothing had that elusive wow factor,” say the current owners. “But the moment we stood on the patio and looked out across the rolling countryside to the sea and wind turbines beyond Whitstable and Tankerton, we were captivated. There is something magical about this place—the setting, the location, the sense of space.”

“We moved here to pursue our dream of a quieter life in the countryside,” the owners continue. “While plans shifted and work called us back to Kent more often than expected, this thatched barn has been a joy in every season. From summer evenings under the veranda to misty mornings with coffee and pheasants for company, watching the rain roll in over the hills, it has given us memories we shall always treasure. Moving on from here, we will dearly miss the location, the view, and the friendly neighbours—not to mention the occasional toots from the passing Orient Express! Clarks Barn is more than a home, it is a lifestyle; one which offers soul, style, and scenery in equal measure.”

Since moving in, the owners have made various improvements to the property, “from purchasing extra land to create a more generous plot, to installing new fencing, a side patio, and electric gates for added privacy and style. Both bathrooms have been fully renovated with underfloor heating, and we even had the beams stripped and colour-matched—a true labour of love! The open-plan kitchen/living space has been ideal for entertaining, allowing us to cook and socialise at the same time, and has seen many a cosy Christmas with family and friends. Upstairs, the hall adjacent to the master bedroom has been a serene retreat, our morning cappuccino spot with a view. We also enjoy superb views of New Year firework displays from here, lighting up the night sky with the sparkling sea below as their proud stage.”

*The local area is fantastic, too. “Faversham’s shops and food scene, Macnade’s farm shop, a new winery in the nearby village of Chilham are all just a few minutes away, making this a lovely place to be,” the owners say. “Whitstable and Tankerton are about a 15 minute drive away too, with the famous oyster festivals, many gorgeous restaurants, great sea front walks and a fabulous high street. Transport links are excellent, being 15 mins drive away from Canterbury and 20 minutes from Ashford, with the M2 junction less than 10 minutes away. And for London, there is a high-speed train from nearby Faversham, which makes commuting a breeze. We really do have the best of both worlds here, enjoying countryside and convenience alike.”**

* 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

Clarks Barn

Fine & Country proudly present Clarks Barn, an exquisite thatched residence where character, comfort and countryside converge in perfect harmony.

Set amidst the rolling landscape of Selling, a charming village in the heart of the Garden of England, this beautifully reimagined four-bedroom detached barn offers panoramic views over hop fields, fruit orchards, and down to the distant Whitstable coastline.

Approached through electric gates, Clarks Barn is both architecturally striking and warmly inviting. Step into a stunning entrance hall with a vaulted ceiling and a mezzanine viewing gallery, offering elevated sightlines over the living space and drawing your gaze out to the sweeping rural views beyond. This striking architectural feature adds drama, light and a true sense of arrival.

At the heart of the home is a stunning open-plan living space, a true hub for both daily life and special occasions. The contemporary kitchen features traditional-style cabinetry, sleek Minerva worktops, and a classic Stove range cooker, making it the perfect stage for culinary creativity or a mixologist's evening in. Flowing effortlessly into a sociable sitting area and elegant dining space, this impressive open-plan layout is tailor-made for entertaining, whether hosting intimate dinners or lively gatherings with friends and family.

Thoughtfully designed for flexibility, the layout includes two generous double bedrooms on the ground floor, served by a luxurious contemporary shower room, ideal for guests or those who prefer sleeping accommodation without the need to navigate stairs. Upstairs, two further bedrooms enjoy soaring vaulted ceilings and a calming sense of retreat, with the principal suite enhanced by an opulent en-suite bathroom.





Step outside

Clarks Barn

Outside, the setting is simply breath-taking. A sandstone patio opens to a luscious mown field of approximately 0.45 of an acre, (on renewable Lease) featuring a large storage shed, while the wraparound formal gardens have been thoughtfully landscaped to embrace the home's rural backdrop. Whether basking in golden evening light or sipping coffee on misty mornings, the views offer a constant and peaceful connection to nature.

Despite its tranquil position, Clarks Barn remains highly accessible. Regular trains from nearby Selling station make commuting a breeze, with Canterbury, Faversham and Ashford International, just a short drive away. Local highlights include the renowned Boughton Golf Club, celebrated farm shops, vineyards, and the vibrant coastal charm of Whitstable and Tankerton.

Enquire with Fine & Country today to arrange your private viewing.

Freehold

Council Tax Band F

EPC Rating C

Broadband is available at the property for more information please look online

For mobile phone coverage in this area please look online

Utilities: Electric / Gas / Mains Water / Phone / Broadband

Drainage is via private sewage treatment plant which is understood to be compliant

Guide price £850,000 – £900,000



Clarks Barn, Gushmere, Selling, Faversham, ME13

Approximate Area = 1613 sq ft / 149.8 sq m (excludes voids)

Limited Use Area(s) = 96 sq ft / 8.9 sq m

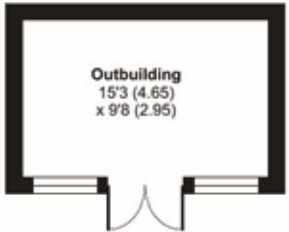
Outbuilding = 146 sq ft / 13.6 sq m

Total = 1855 sq ft / 172.3 sq m

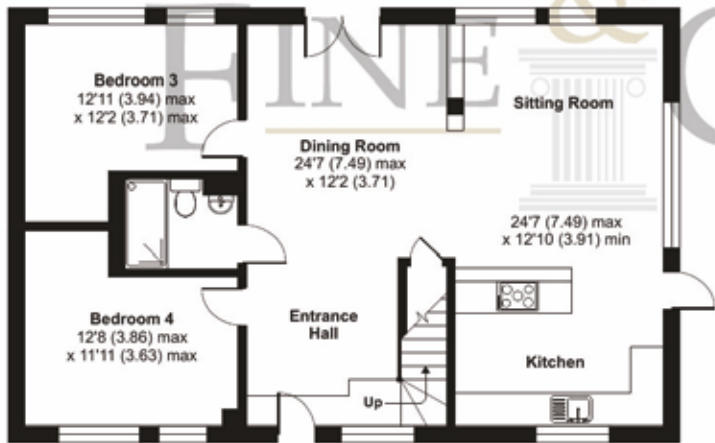
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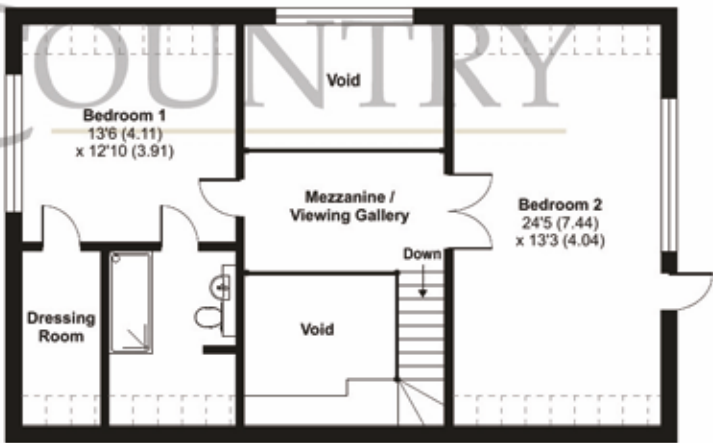
OUTBUILDING IS LOCATED ON LEASED LAND



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fine & Country (Kent). REF: 1278042



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