



OAK TREE BARN | CHARING | KENT

BEAUTIFULLY SECLUDED BARN CONVERSION

STUNNING PLOT OF 1.5 ACRES

TWO BEDROOMS

DOUBLE GARAGE

EXTENSIVE GATED DRIVEWAY WITH PARKING
FOR SEVERAL VEHICLES

KITCHEN/DINING ROOM

SITTING ROOM

GROUND FLOOR CLOAKROOM, FIRST FLOOR
SHOWER ROOM

STRICTLY PRIVATE VIEWINGS



Hidden down a private driveway with 1.5 acres of beautiful lawns, this two bedroom detached barn conversion is a rare chance to acquire a quiet piece of the Kent countryside of your own.

Constructed from the remains of an original flint barn some 9 years ago to the vendors specification, this wonderful home would suit those either looking to downsize or for a quiet country retreat.

You approach the property via a shared driveway that curves into a private, gated entrance, opening onto a substantial shingle driveway providing off-road parking for more than 10 vehicles, complemented by a double garage. The mature gardens extend predominantly to the rear and side of the property, with the added advantage of a secluded garden area situated behind the garage. The grounds are mainly laid to lawn and are bordered by established trees and shrubs, with the potential for a separate horse paddock, while a spacious flagstone terrace offers an ideal setting for outdoor entertaining and relaxation.

Inside the accommodation comprises entrance hall, cloakroom, an open plan kitchen/diner with gloss units, sitting room with decorative fireplace, double doors to the rear and door to side. The first floor comprises two double bedrooms with fitted wardrobes and a shower room.

The property is located off a quiet country lane at the top of the North Downs, just a 1.3 mile drive from the village of Charing. The village enjoys an interesting mix of village shops, micro pub, restaurants, churches, primary school and doctor's surgery.

Transport links are well supported with Charing

mainline railway station at the southerly end of the village providing access to London Victoria and Ashford International Station with its fast 37 minute service to London St Pancras, whilst Junction 9 of the M20 Motorway is some 7.4 miles distant and Junction 8 some 9.8 miles distant, the M2 motorway 8.1 miles.

Charing is also just 5 miles west of the large market town of Ashford with its excellent selection of shopping and leisure facilities along with a broad spectrum of schooling choices in and around the Ashford area.

A conveniently located public footpath offers access to the stunning Area of Outstanding Natural Beauty, while the vendor advises that the property may offer scope for extension, subject to obtaining the necessary planning permission and other required consents.

Accommodation

Ground Floor

(maximum measurements)

- Entrance Hall: 9'1" x 6'4" (2.77m x 1.93m)
- Cloakroom: 4'2" x 2'11" (1.27m x 0.89m)
- Kitchen/Dining: 21'3" x 14'2" (6.48m x 4.32m)
- Sitting Room: 14'1" x 11'8" (4.29m x 3.56m)

First Floor

(max measurements into eaves)

- Landing: 12'6" x 7'5" (3.81m x 2.26m)
- Bedroom One: 13'5" x 12'5" (4.09m x 3.78m)
- Bedroom Two: 12'4" x 11'11" (3.76m x 3.63m)
- Shower Room: 4'10" x 6'11" (1.47m x 2.11m)

Garage

17'5" x 17'3" (5.31m x 5.26m)

Services:

Oil-fuelled underfloor heating to ground floor - radiators to first floor, private treatment plant drainage, mains electricity, up to 8mbps broadband (upgrading 08/2026)

Council Tax

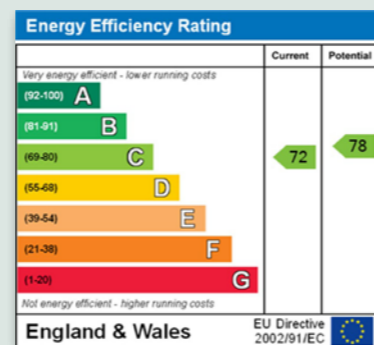
Band D - Ashford Borough Council

Tenure

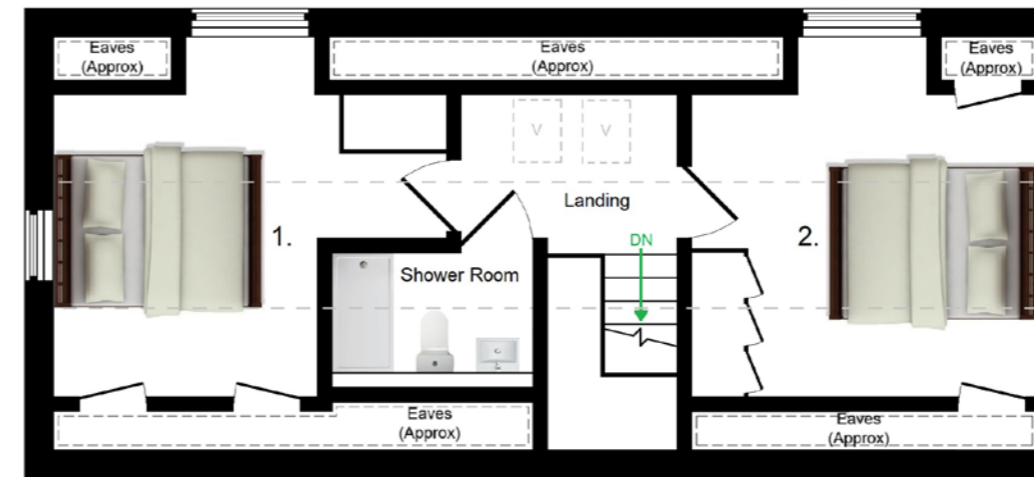
Freehold

Energy Performance Certificate

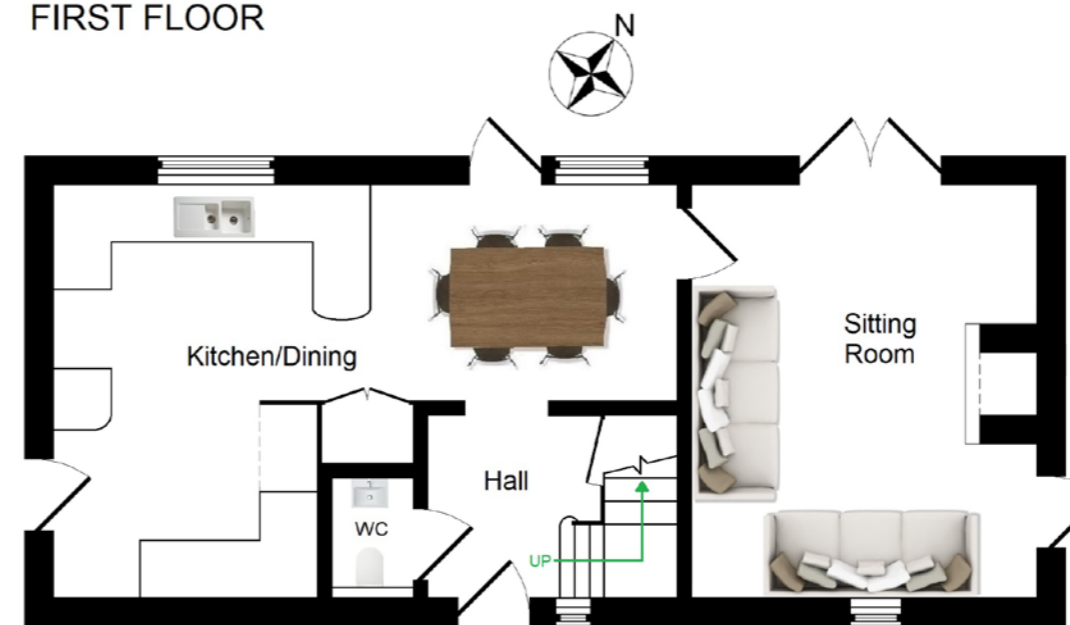
The graphs that follow are taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.



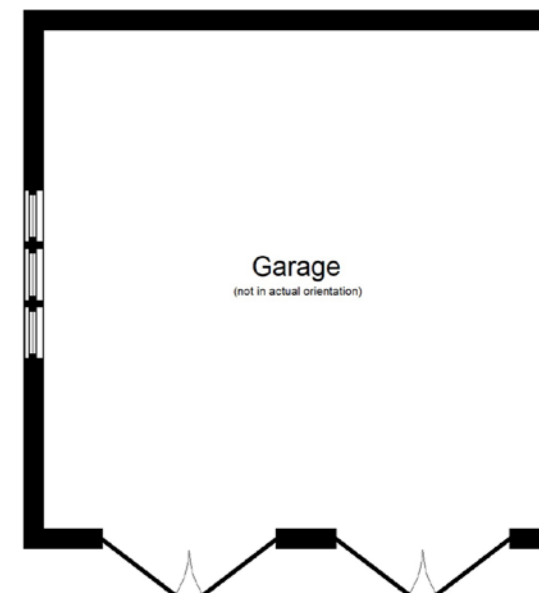
Property Reference: SAD1713811



FIRST FLOOR



GROUND FLOOR



Approximate Gross Internal Area = 852 sq ft / 79.2 sq m
 (Excluding Eaves)
 Outbuilding = 297 sq ft / 27.6 sq m
 Total = 1149 sq ft / 106.8 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee to their operability or efficiency can be given.





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