



RIGBY & MARCHANT

An exceptional pair of converted period barns in East Sutton, comprising the substantial four bedroom Barn and separate two bedroom Old Stables. Beautifully restored and set within landscaped gardens with panoramic south facing views across the Weald, ideal for multi generational family living.



The Barns at East Sutton, East Sutton Hill - ME17 3DG

£2,250,000



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Tithe Barn and The Old Stables occupy a stunning farmstead setting with two independent, but closely aligned properties perfect for multi-generational family living. Nestled in an elevated position on the Greensand Ridge, with panoramic south facing views across the Weald these two buildings are the centrepiece of a historic Kentish farmstead in the peaceful hamlet of East Sutton. These exceptional period barn conversions were undertaken by Cox Restorations, and both reimagined buildings preserve the integrity of the original oak framed structures whilst introducing beautifully considered contemporary interiors.

The larger Tithe Barn extends to more than 3,500 sq ft and the accommodation is arranged around a remarkable 51 ft long open plan living space. Original oak rafters and soaring vaulted ceilings give the room an extraordinary sense of scale, while clearly defined areas for cooking, dining and relaxing make it equally suited to everyday life and entertaining. The downstairs is completed by a home office, utility room and boot room. Bespoke cabinetry, carefully chosen materials and exceptional fixtures and fittings feature throughout.

The central living space is flanked by two independent two storey bedroom wings, creating a natural separation between the private accommodation. All four double bedrooms benefit from ensuite bathrooms. The fourth bedroom on the ground floor would also be well suited for use as a family or cinema room.



- Two barn farmstead perfect for multigenerational families
- Magnificent bespoke vaulted oak framed interiors
- Nearby fast London rail connections



The Old Stables is more modestly proportioned at just under 1,100 sq ft, but still enjoys soaring vaulted ceilings, wide expanses of glazing which bathe the interior in natural light, and it is finished to the same exemplary standards as Tithe Barn, with a bespoke handmade kitchen and exquisite fixtures and fittings. There are two double bedrooms located at opposing ends of the building which benefit from luxurious en suite bathrooms, whilst a utility room with integrated appliances and cloakroom complete the accommodation. The Old Stables is a charming home, perfect for grandparents, older teens, or adult children returning from university.

Both properties combine historic character with the comfort and efficiency of a modern home. Features include underfloor heating, hardwood and aluminium double glazed windows, Cat 6 wiring and full fibre broadband. Both houses are sold with a ten year AHCI new homes warranty and an architect's certificate.

The gardens were designed by award winning landscape practice Acres Wild and provide an elegant, understated setting for the house. Beyond the formal gardens is a paddock of approximately one third of an acre, positioned to take full advantage of the far reaching southerly views.

An attached open barn provides four generous covered parking bays with two separate EV charging points. There are also two secure workshops/bicycle stores, together with discreet bin stores.



Tithe Barn and The Old Stables lie just over a mile east of Sutton Valence, a picturesque village with a doctor's surgery, hairdresser and a choice of welcoming country pubs. Maidstone, Headcorn and Cranbrook provide a broader range of shops, restaurants and leisure facilities. Headcorn and Staplehurst stations offer regular services to London Bridge, Charing Cross and Cannon Street, while Bearsted serves London Victoria. High speed trains from Ashford International reach London St Pancras in approximately 37 minutes. The M20 at Junction 8 provides convenient access to the wider motorway network, the airports and the Channel Tunnel. The area is particularly well served for schools, including Sutton Valence Primary School, Sutton Valence Preparatory and Senior Schools, Dulwich Prep Cranbrook and Benenden School. There are also highly regarded grammar schools in Maidstone, Ashford and Tonbridge.

Council Tax band: TBD

Tenure: Freehold

- Two barn farmstead perfect for multigenerational families
- Magnificent bespoke vaulted oak framed interiors
- Nearby fast London rail connections
- Verdant landscaped gardens by Acres Wild
- South facing paddock with elevated Wealden views
- Open bay barn parking for four cars with EV charging

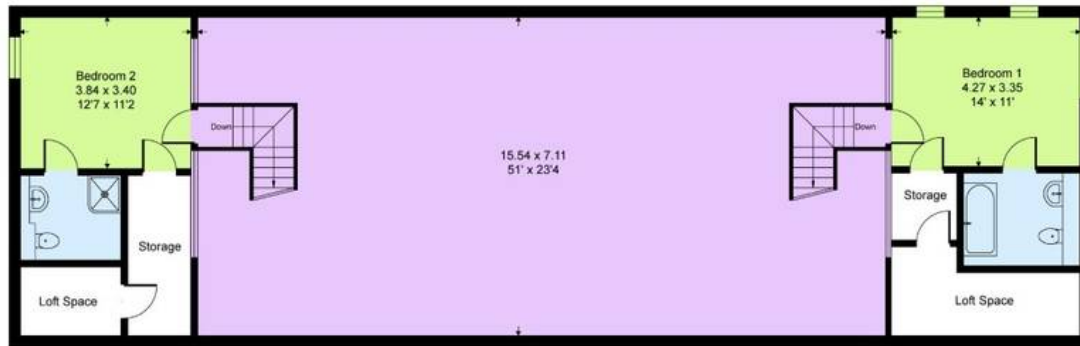


The Barns at East Sutton

Approximate Gross Combined Internal Area = 435.3 sq m / 4685 sq ft

Approximate Outbuildings Internal Area = 95.8 sq m / 1031 sq ft

Approximate Total Internal Area = 531.1 sq m / 5716 sq ft



Tithe Barn First Floor

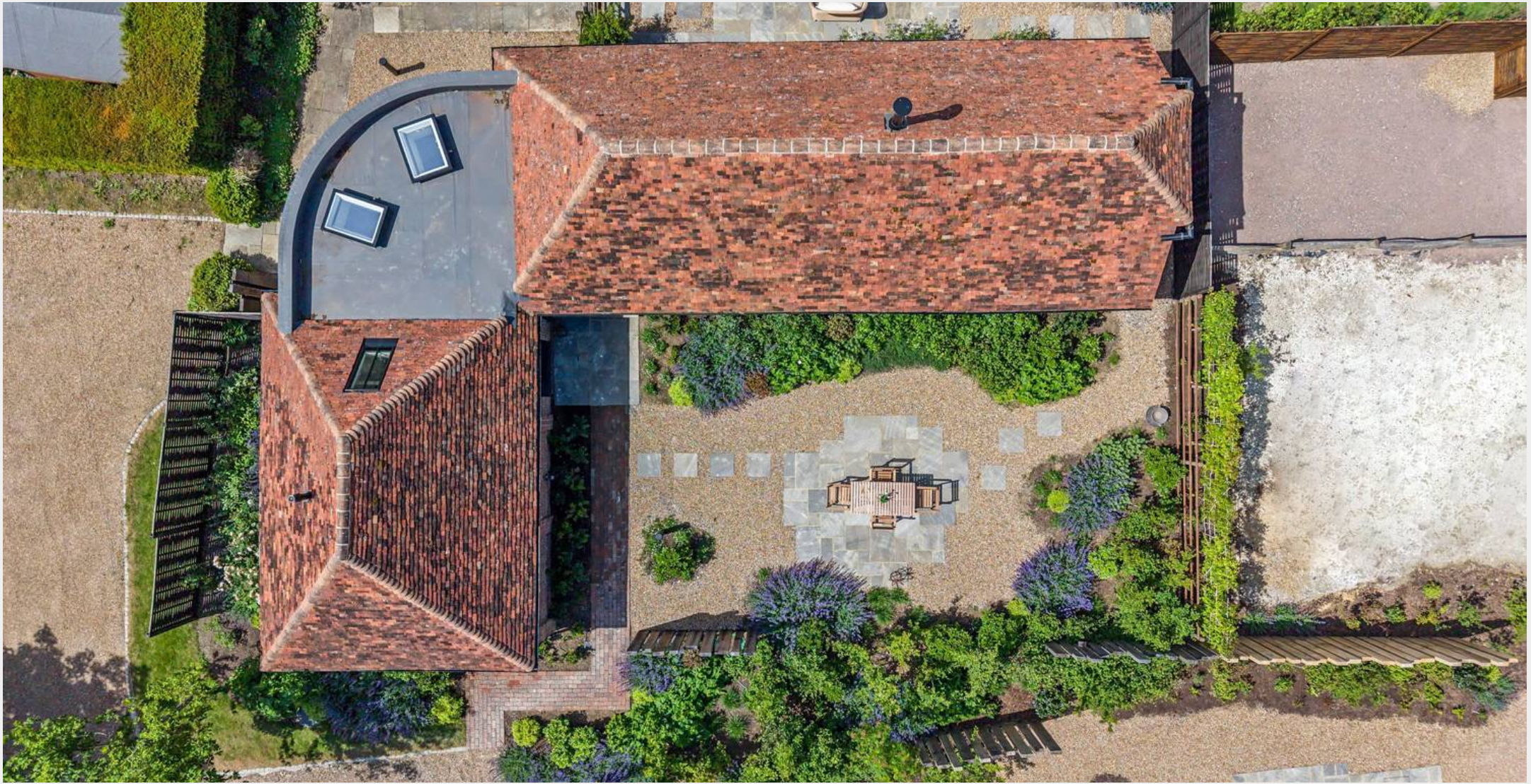


The Old Stables



Tithe Barn Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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