



Jenkinson realestates

Foulmead Farm | Sandwich Road

Deal

Asking Price £795,000

# Freehold

Energy Performance Rating = E

Detached Converted Barn  
Rear Gardens and Outbuildings

Offering Four Bedrooms  
Ideally Situated in Semi-Rural Location

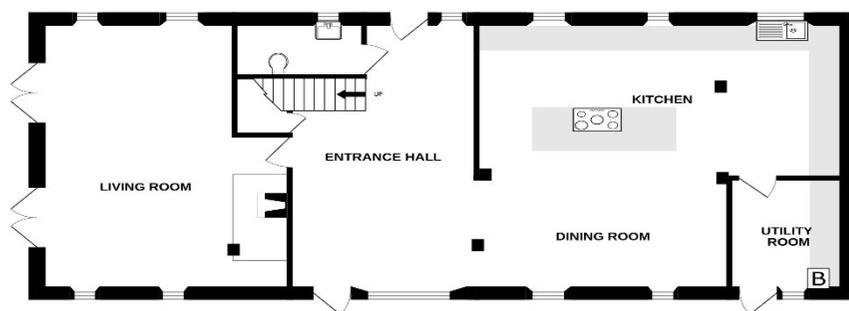
Driveway and Detached Double Garage  
No Onward Chain

\*\* Part Exchange Considered \*\* Jenkinson Estates are pleased to bring to the market this recently renovated, detached barn conversion tucked away in Hacklinge. This property, which has tastefully been improved to suit most families, retains many features including exposed beams, exposed brickwork and a galleried landing. The ground floor is accessed into an expansive hallway which leads to all the accommodation. There is a spacious living room, completed with a log burning stove and two sets of French doors leading to side garden, an open plan kitchen / dining room, complete with a central island with modern units and quartz worktops. This level is completed with a utility room and a separate W.C. The first floor continues to impress with four bedrooms, the master having the benefit of an en-suite bathroom and fitted wardrobes. This level is completed with a family shower room. Externally the property boasts an impressive rear garden, including a swimming pool and additional outbuildings, a pump room and workshop. To the rear and a side of the house there is a large patio, ideal for alfresco dining. The garden has been landscaped to include a raised flower beds, surrounding shrubs and a large pond. To the front there is ample parking in the form of a gravelled, horseshoe driveway with the addition of a detached double garage, which with the relevant planning permissions, could provide an annex. A truly wonderful conversion that must be seen to be appreciate, surrounded by a farm and fields. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates. Council Tax Band G

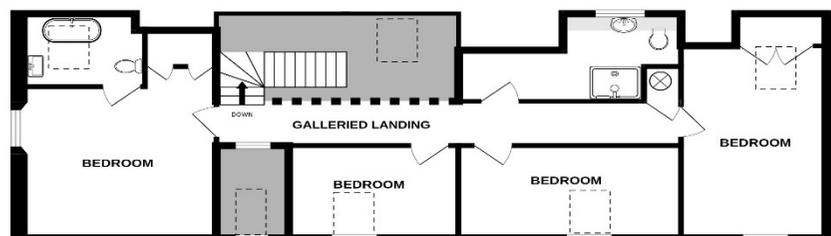




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
Made with Memphis 4/2024

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



### Accommodation

Entrance Via  
Hallway  
Ground Floor W.C

Family / Dining Room  
25'9" x 22'8" (7.85m x 6.91m)

Sitting Room  
24'6" x 18'11" (7.47m x 5.77m)

Kitchen  
22'5" x 17'2" (6.83m x 5.23m)

Utility Room  
8'8" x 7'6" (2.64m x 2.29m)

### Galleried Landing

Master Bedroom  
14'4" x 13'7" (4.37m x 4.14m)

### En-Suite Bathroom

Bedroom Two  
11'6" x 9'3" (3.51m x 2.82m)

Bedroom Three  
16'0" x 11'6" (4.88m x 3.51m)

Bedroom Four  
16'11" x 7'10" (5.16m x 2.39m)

Family Shower Room  
11'3" x 6'0" (3.43m x 1.83m)

Double Garage  
Garden Outbuildings  
Swimming Pool  
Summer House

