



Freehold



3 China Farm Barn, Plough Lane, Upper Harbledown, CT2 9AR

- Characterful & Substantial Barn Conversion
- Over 1800 Sq.Ft Of Spacious Accommodation
- Oak Flooring & Exposed Beams
- Four Bedrooms & Two Bathrooms
- Kitchen Breakfast Room & Two Additional Receptions
- Generous Rear Garden & Spectacular Views
- Off Road Parking & Garage
- Close To The Cathedral City Of Canterbury

SITUATION:

The charming village of Upper Harbledown enjoys a strong sense of community and is surrounded by attractive countryside, including rolling farmland and areas of woodland. Despite its peaceful setting, the village is ideally positioned for convenient access to the historic cathedral city of Canterbury and the popular seaside town of Whitstable. It also benefits from excellent road links via the A2 and M2, providing straightforward connections to London and the Kent coast.

Canterbury offers a wide range of amenities, including High Street and independent retailers, restaurants, pubs, and leisure facilities. Cultural attractions include the recently refurbished Marlowe Theatre. The city is well served by a selection of state and independent schools, as well as three universities. In addition, there are two mainline railway stations, two hospitals, and a comprehensive bus network.

The city provides excellent educational opportunities, from highly regarded grammar schools to respected independent schools, alongside its universities. Rail connections are strong, with regular services to London Victoria, Charing Cross, and Cannon Street. High-speed services from Canterbury West reach London St Pancras in approximately one hour.

The coastal town of Whitstable, located around 6 miles away, is renowned for its seafood and the annual Whitstable Oyster Festival, held around its vibrant harbour and picturesque quayside. The town offers a mix of independent shops and boutiques alongside well-known retailers, as well as good local schools, a variety of pubs and restaurants, and excellent leisure facilities.



DESCRIPTION:

A spectacular four-bedroom, characterful barn conversion set within the charming village of Harbledown, offering stunning views over The North Downs. Ideally located just a few miles from the historic cathedral city of Canterbury, this home perfectly balances rural tranquillity with convenient access to local amenities.

Arranged over three floors, the property provides over 1,800 sq. ft. of versatile accommodation, rich in period features including exposed beams, picture rails, high ceilings, and intricate architraves.

China Farm Barns dates back to the mid-1800s, originally used for apple storage before being thoughtfully converted into four residential dwellings in the 1990s. The property retains its original charm, with a distinctive façade of dark weatherboarding complemented by white-framed picture windows.



The entrance hall is beautifully light-filled, enhanced by internal windows that draw natural light through from the main living space. To the right is a convenient cloakroom, whilst a study sits to the left. Oak flooring flows seamlessly throughout, leading into a spacious open-plan kitchen/breakfast room. This has been fitted with an array of wall and base units, finished with granite worktops, integrated appliances, and a classic butler sink with mixer tap.

French doors open into a delightful garden room, perfectly framing views of the landscaped garden and the rolling countryside beyond.

The first floor offers a single bedroom and a generous rear living room, where a wood-burning stove creates a cosy focal point. Floor-to-ceiling windows flood the space with natural light while maximising the impressive views.

On the second floor, there are three further bedrooms and a well-appointed family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room.

OUTSIDE:

The garden is of a generous size and mainly laid to lawn, enclosed by mature hedging and fencing. A patio area sits directly off the house, with a second patio positioned midway down the garden. There are also several raised vegetable beds, a summer house, and a storage shed. The garden backs onto extensive orchards and countryside walks, creating a truly idyllic setting.

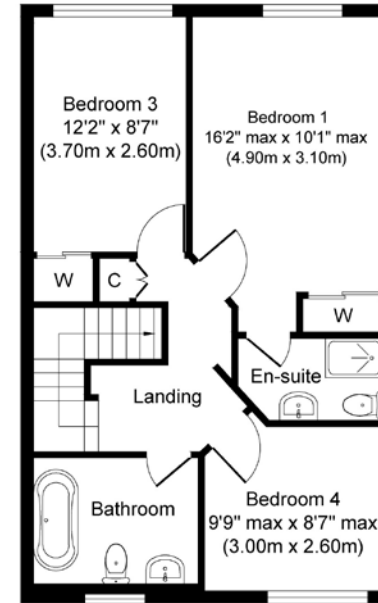
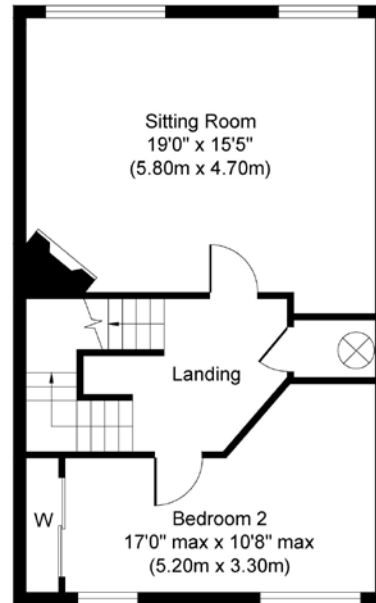
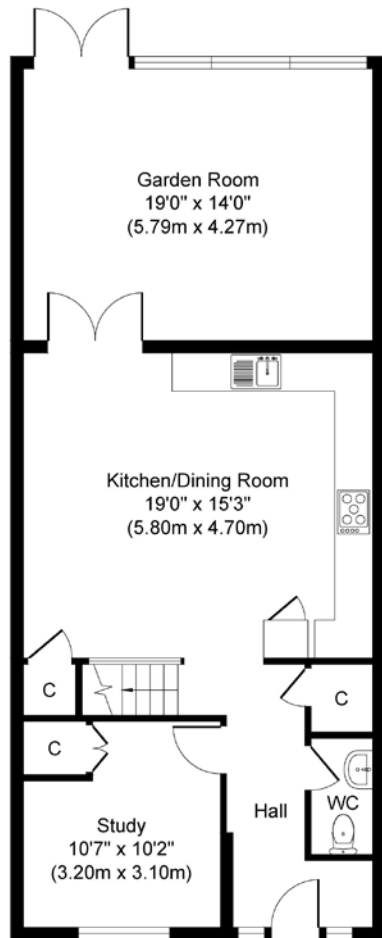
To the side of the property, there is a garage along with ample off-road parking.











TOTAL FLOOR AREA: 1825 sq. ft (169 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
ALL SERVICES ARE MAINS CONNECTED

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