



'Our Focus Determines Your Reality'





Fir Tree Farm  
Plough Wents Road  
Chart Sutton  
Kent  
ME17 3RX



Reception Hall \* Sitting Room \* Study \* Kitchen/Dining Room  
Utility Room \* Cloakroom

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Master Bedroom with Ensuite  
Two Further Bedrooms \* Family Bath and Shower Room

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Enclosed Garden \* Garaging \* Garden Store \* Off Road Parking



## CHARMING GRADE II LISTED BARN

Enjoying far reaching countryside views, this charming Grade II listed barn is believed to date back to the 19th century. Sitting in delightful gardens, the barn is conveniently located on the outskirts of the village of Chart Sutton.

Converted in the 1990s, the accommodation which exhibits honey coloured exposed beams throughout, consists of a reception hall, a double aspect sitting room leading to a study, a triple aspect kitchen/dining room with door to the garden, utility room and cloakroom on the ground floor.

On the first floor there is a triple aspect master bedroom with ensuite shower room, two further bedrooms and a family bath and shower room.

Outside, a five bar gate opens onto a gravel driveway which provides ample off road parking and wraps around the barn leading to the garage and garden store. Surrounded by farmland, the delightful garden is laid predominantly to lawn with mature flower and shrub beds, a paved terrace and partially hedged boundary.





## CHART SUTTON

The rural hamlet of Chart Sutton offers a village shop, village hall and park whilst the nearby villages of Headcorn and Staplehurst provide more comprehensive facilities.

For the sporting enthusiast Chart Sutton is blessed with several local golf courses, namely Weald of Kent, Chart Hills and The Ridge.

## SCHOOLS AND CONNECTIONS

Schools in the area include Maidstone Boys Grammar, Maidstone Girls Grammar and Invicta School for Girls as well as Sutton Valence School and Preparatory School.

Main line railway stations are available from Headcorn and Staplehurst with the M20 approximately 5 miles providing motorway access to London and the coast.

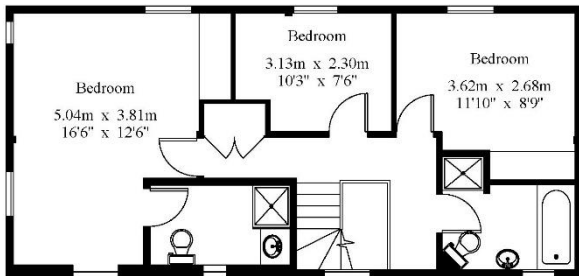




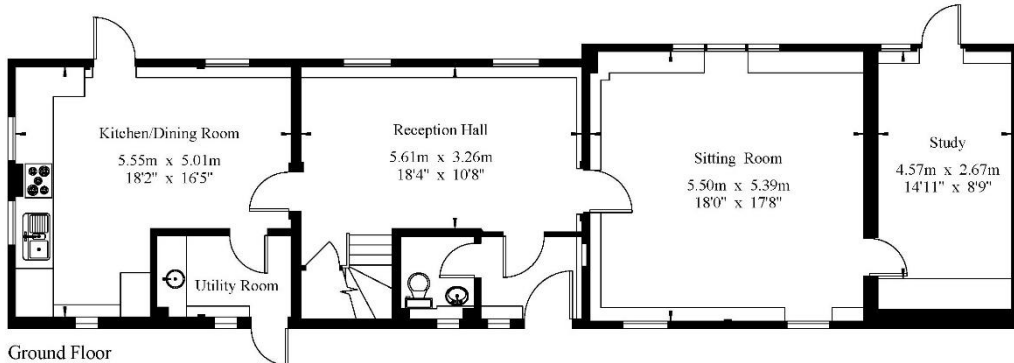
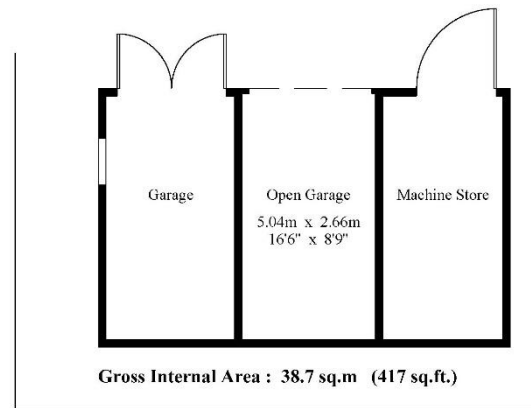


**The Old Stables**

**Gross Internal Area @ floor level : 151.0 sq.m (1,625 sq.ft.)**  
**Gross Internal Area @ 1.5m : 160.1 sq.m (1,723 sq.ft.)**



First Floor



Ground Floor



For Identification Purposes Only.  
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**SERVICES**

Mains electricity, gas and water. Private drainage.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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