



'Our Focus Determines Your Reality'







Swain Road  
St. Michael's  
Tenterden  
Kent  
TN30 6SL



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

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Principal Bedroom with Ensuite  
Four Further Bedrooms, One Ensuite \* Family Bath/Shower Room

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Stunning Garden and Grounds approx. 2.5 Acre  
Indoor Swimming Pool \* Hard Tennis Court  
Garaging \* Various Garden Stores \* Off Road Parking





## SUBSTANTIAL GRADE II LISTED BARN

This substantial, 5,000sq.ft., Grade II Listed barn is believed to date from the late 1700s and was converted during the late 1970s. Occupying an enviable semi-rural location, the barn was part of the Ingleden Park Estate and sits within a hamlet community surrounded by countryside, on the outskirts of St. Michael's.

The elegant accommodation consists of an entrance hall, a reception hall with brick fireplace and log burning stove, triple aspect sitting room with an impressive brick fireplace and log burning stove, a door leads into the double aspect study; a dining room with door to outside, double aspect kitchen/breakfast room with door to outside, utility room, boiler room, cloakroom and boot room with access to the garden, complete the ground floor.

On the first floor, the galleried landing is ideal for sitting and enjoying the view, there is a principal bedroom with built-in storage and an ensuite bath and shower room, a double bedroom with ensuite shower room, three further bedrooms and a family bath/shower room with a door to a linen store.



A gated driveway bordered with manicured hedging leads to the carriage circle at the front of the barn. The barn sits in approximately 2.9 acres of park-like grounds and formal garden. The landscaped formal garden is laid to lawn with mature well-stocked flower and shrub beds, box hedging and paved walkways. The park-like grounds are laid to lawn with areas of wild meadow, interspersed with a variety of mature trees and a pond creating a haven for visiting wildlife.

There is a courtyard garden which has an area of lawn bordered with box hedging and a stone path. A paved terrace leads from the barn to the swimming pool complex which houses the indoor swimming pool, changing cubicles, shower and w.c. Within the grounds there is a hard-court tennis court and a green house.











## ST. MICHAELS AND TENTERDEN

The village of St Michaels offers amenities including Post Office, DIY store, general stores, and hairdresser. Other facilities include a primary school, church, and village hall.

Tenterden is a picturesque, Cinque Ports town with a tree-lined high street offering a comprehensive range of shops, including Waitrose and Tesco Supermarkets, cafés, bars, pubs, and restaurants.

Locally there are several sporting facilities, including a leisure centre and several golf courses.

## SCHOOLS AND CONNECTIONS

There is a variety of well-regarded schools in the area for children of all ages, from girls' and boys' grammar schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronan's, and Benenden.

Mainline rail services to London Charing Cross, London Bridge, Cannon Street, Victoria, and St Pancras International are available from Headcorn and Ashford, which also has its own international station.









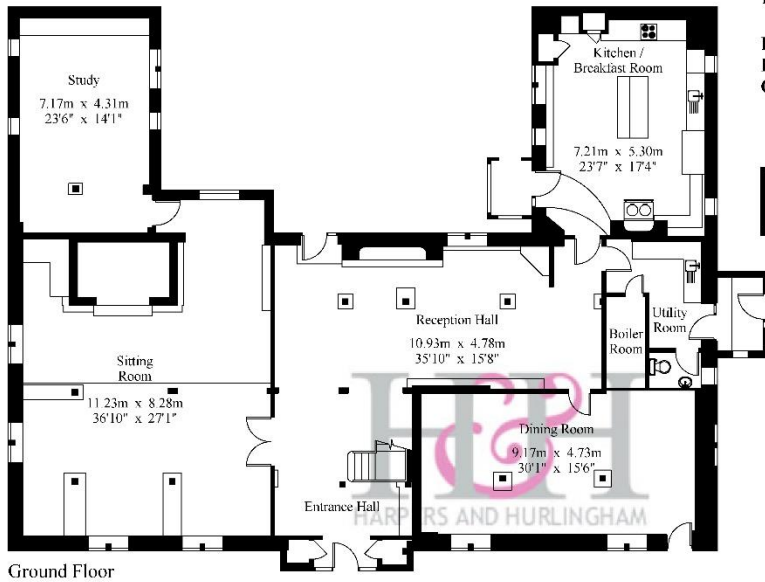


## Ingliden Barn

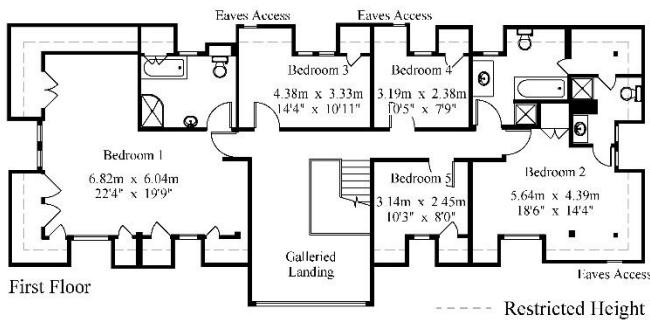
House - Gross Internal Area : 466.6 sq.m (5,022 sq.ft.)

Pool House - Gross Internal Area : 72.8 sq.m (783 sq.ft.)

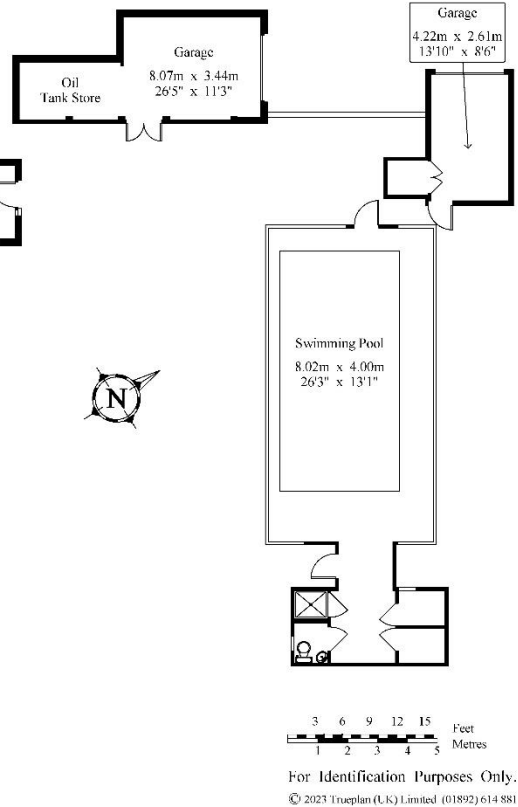
Outbuildings - Gross Internal Area : 35.0 sq.m (376 sq.ft.)



Ground Floor



First Floor



## SERVICES

Mains electricity and water. Oil fired central heating. Klargester Sewage Treatment Plant.

Shared drive with Right of Access, no formal agreement, costs shared when needed.

Ashford Borough Council - Council Tax Band H

EPC Rating: n/a

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





**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)