



'Our Focus Determines Your Reality'



Shenley Road
Smarden
Kent
TN27 8PS



Entrance Hall * Sitting Room * Sun Room * Study
Kitchen/Dining Room * Utility Room * Cloakroom
Two Double Ground Floor Bedrooms * Family Bathroom

Principal Bedroom * Further Bedroom/Dressing Room
Family Bath/Shower Room

Enclosed Garden with Pond * Garage/Workshop * Off Road Parking



STUNNING BARN CONVERSION

This stunning barn was completed in the late 1990s in a rural location and is presented in immaculate condition throughout, a feature of the barn are the honey coloured beams and the vaulted ceilings.

The barn offers flexible family accommodation consisting of a vaulted entrance hall with log burning stove, a triple aspect sitting room, a vaulted sun room with doors to the paved terrace, a kitchen/dining room, a study, a utility room, again with a door to the terrace and a cloakroom on the ground floor. Also on the ground floor there are two double bedrooms and a family bathroom.

On the first floor there is a principal bedroom with bridge across the entrance hall to a further bedroom/dressing room and a bath/shower room.

Sitting in attractive grounds of just under an acre, the garden is to lawn interspersed with mature trees. There is a paved terrace from which to enjoy the countryside views and a pond with a jetty. The barn is situated on the outskirts of the sought after village of Smarden and a short drive to the mainline station at Headcorn.



SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

SCHOOLS AND CONNECTIONS

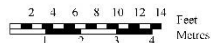
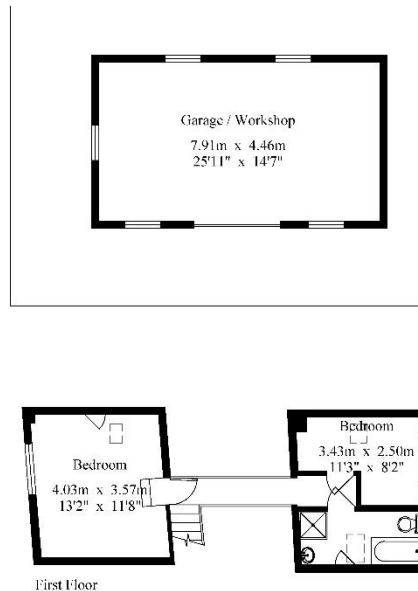
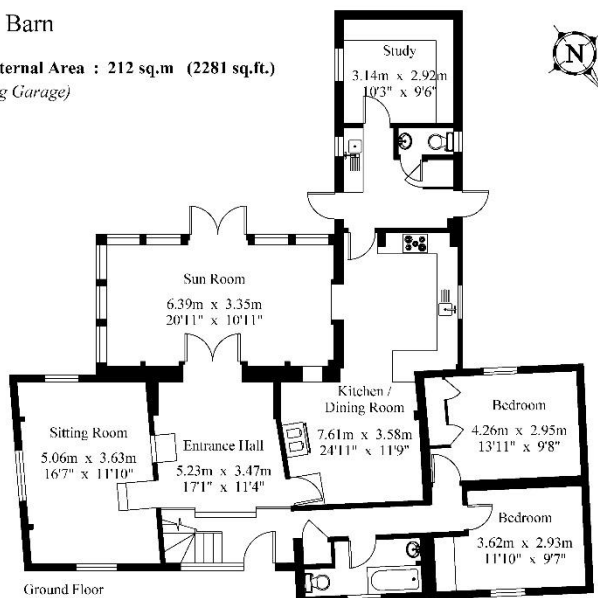
As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

Main line stations are available at Headcorn some 10 minutes' drive and Ashford International with the fast link to London some 20 minutes' drive.



Ebony Barn

Gross Internal Area : 212 sq.m (2281 sq.ft.)
(Including Garage)



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SERVICES

Mains electricity and water. Oil fired central heating. Shared Klargestær.

EPC Rating: E – full details available on request.

Shared drive from road to private drive and front of barn.

Ashford Borough Council - Council Tax Band D

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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