



'Our Focus Determines Your Reality'





Mundy Bois Lane  
Egerton  
Kent  
TN27 9EU



Development Opportunity  
Barn with Full Planning Permission

Entrance Hall \* Sitting Room \* Kitchen/Dining Room  
Utility Room \* Cloakroom  
Principal Bedroom with Ensuite \* Two Further Bedrooms  
Family Bathroom

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Grounds approx. 2.75 Acres \* Off Road Parking



## BARN WITH FULL PLANNING PERMISSION

Full planning exists to convert an agricultural barn to a single storey three bedroom detached residential dwelling. Occupying a sought-after country lane location on the outskirts of the rural village of Egerton.

The proposed accommodation consists of an entrance hall, double aspect sitting room, double aspect kitchen/dining room with doors to outside, utility room and cloakroom. There will be a principal bedroom with ensuite shower room, two further bedrooms and a family bath/shower room. All the bedrooms are designed to have built-in storage.

The PLOT is approximately 2.75 acres and currently consists of the 1,500 sq.ft. barn, two stable blocks and a sand school. The landscaping includes the sand school which will be used to create a biodiversity enhancing meadow and pond. Water is connected and electricity is located close by in the verge next to the road.

ASHFORD BOROUGH COUNCIL - PA/2024/1427





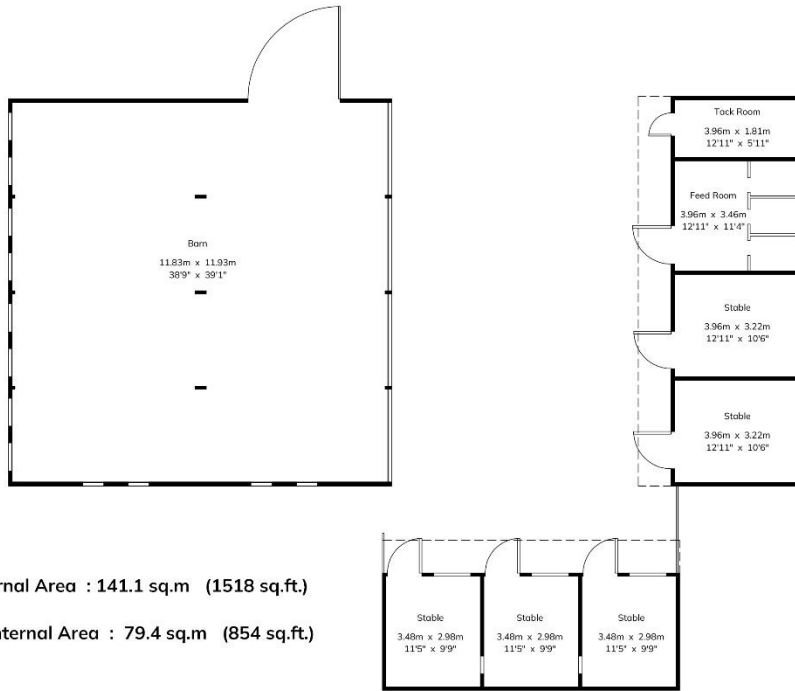
## EGERTON

Egerton is an award-winning rural village with a post office stores, sports hall, village hall, petrol station, and a well-regarded primary school. Within a short walk from the property is the popular pub/restaurant, The Rose and Crown.

## SCHOOLS AND CONNECTIONS

The property is well positioned for a variety of well-regarded independent secondary schools including Sutton Valence and with the proximity of Headcorn station the schools in Tonbridge and Sevenoaks become more easily accessible.

Other local amenities can be found at the larger villages of Charing and Headcorn, with regular train services to London from both villages in addition to Pluckley station, some three miles drive. Egerton is approximately seven miles from the market town of Ashford, with its full range of shopping and leisure facilities, choice of schools and Ashford International station benefiting from the High Speed link service to London St Pancras in just 37 minutes.



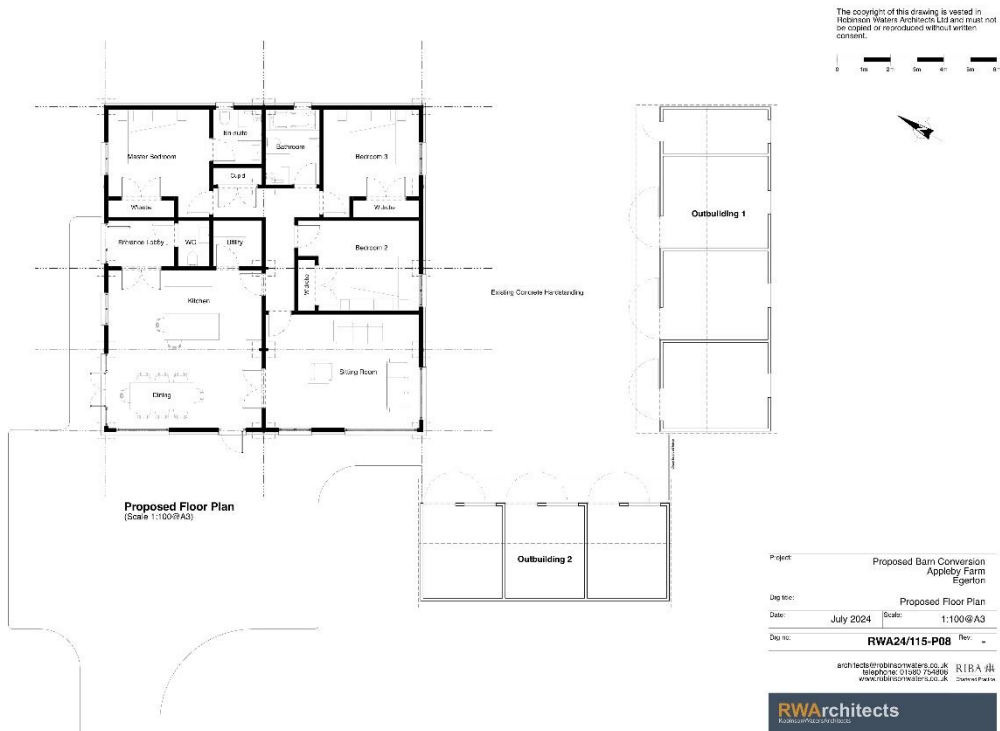
Barn - Gross Internal Area : 141.1 sq.m (1518 sq.ft.)

Stables - Gross Internal Area : 79.4 sq.m (854 sq.ft.)

0 2 4 6 8 10 12 14 Feet  
0 1 2 3 4 Metres

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### Existing Floor Plan



### Proposed Floor Plan



## SERVICES

Ashford Borough Council – Planning reference PA/2024/1427

Water is connected. Electricity is located close by in the verge next to the road. High speed internet is available in the road. Photovoltaic panels have been included in the planning.

Planning has also determined that there will need to be at least one EV charging point provided.



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