



'Our Focus Determines Your Reality'



Forstal Road  
Egerton Forstal  
Kent  
TN27 9EL



Kitchen/Sitting/Dining Room  
Ground Floor Shower Room

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Double Bedroom with Ensuite  
Double Galleried Bedroom with Bath

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Attractive Wrap Around Garden \* Garage  
Off Road Parking



## CHARMING DETACHED BARN CONVERSION

Situated in the delightful rural hamlet of Egerton Forstal, this charming, detached barn was converted in 2011 to an exacting standard by Vernacular Homes. The sympathetic conversion retains the farming heritage of the barn with particular emphasis on the natural wood and features such as rustic latch doors and the stable door that opens into the complementary manicured garden with clipped hedges and established flower and shrub beds.

The accommodation consists of a triple aspect partially vaulted kitchen/sitting/dining room with double doors opening to the front and double doors opening onto the terrace. There is also a shower room on the ground floor.

An open staircase leads to the mezzanine level galleried, double bedroom with feature roll-top bath, a wall could be erected to make the room private. A second staircase leads to the second double bedroom which enjoys an ensuite w.c. and a separate shower.

Outside a gate opens under a rose arbour leading to the front door while a gravel drive provides off-road parking and leads to the garage.



## EGERTON

Egerton Forstal is a rural hamlet adjoining the award-winning rural village of Egerton with a post office stores, sports hall, village hall, petrol station, and a well-regarded primary school.

## SCHOOLS AND CONNECTIONS

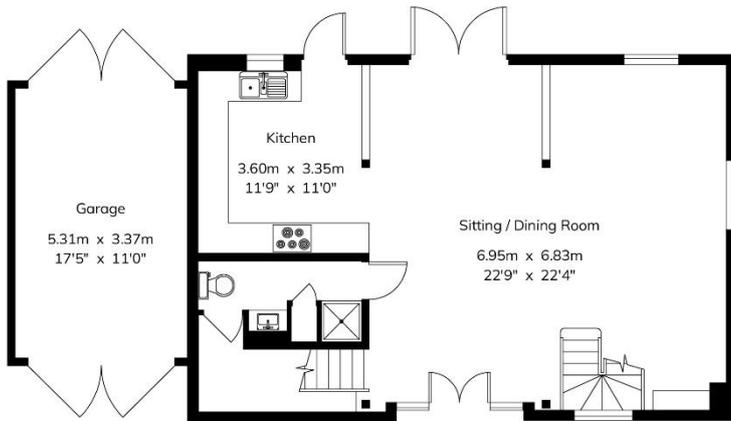
The property is well positioned for a variety of well-regarded independent secondary schools including Sutton Valence and with the proximity of Headcorn station the schools in Tonbridge and Sevenoaks become more easily accessible.

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.

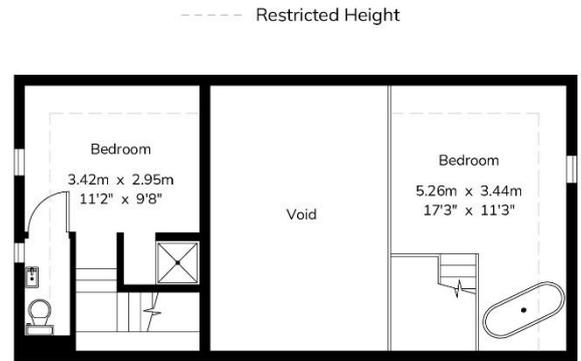


# Forstal Barn

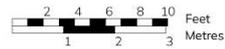
Gross Internal Area : 143.3 sq.m (1542 sq.ft.)



Ground Floor



First Floor



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## SERVICES

All mains utilities connected. Gas fired central heating and underfloor heating to the ground floor. Fibre broadband is available but is not connected to the property.

Ashford Borough Council - Council Tax Band D

EPC Rating: C

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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