



Beautifully converted Grade II listed barn conversion in a semi-rural setting

**Hegg Hill Barn, Hegg Hill, Smarden, Kent TN27 8NX**

Freehold





Impressive Part Vaulted Open Plan Reception/Dining/Sitting Room/Kitchen • Snug • Utility Room • Bedroom Three with En Suite Shower Room • Bedroom Four • Bathroom • Galleried Landing • Master Bedroom with En Suite Shower Room • Bedroom Two with En Suite Shower Room • Detached One Bedroom Annexe with Shower Room • Gardens & Terrace • Pond • Open Bay Garaging & Parking • In total approximately 0.74 of an acre

### Description

Hegg Hill Barn is a fine Grade II Listed barn believed to date from the 18th century. Having been sympathetically converted in 2019, this beautifully presented property, with detached ancillary accommodation, has been completed to a high specification, with the emphasis on attention to detail whilst preserving many of the characterful features, with the period and modern elements complementing each other. Points of note include:

Bespoke oak joinery, engineered oak flooring, under floor heating with individual zoned thermostatic controls, Cat 6 wiring for TV and broadband.

The impressive open plan ground floor space approaching 50 ft incorporates, to one end, a sitting room with wood burning stove, continuing to the vaulted central reception/dining area with floor to ceiling windows and doors bathing this wonderful entertaining area in natural light.

To the southern section lies the contemporary kitchen equipped with extensive cupboards complemented by quartz worksurfaces. Integral Siemens appliances including 2 wall mounted 8 function ovens, an induction hob with down draft extraction, a dishwasher and fridge/freezer.

Adjoining the kitchen is a snug and utility room with further cupboards and space for freestanding appliances.

Over the ground and first floors are four attractive bedrooms, served by four bath or shower rooms, three being en suite and fitted with stylish contemporary white sanitary ware. The two principal bedrooms are accessed via separate oak staircases with glass balusters.

A shared driveway leads to the parking area and open bay garaging.

To the south of the main barn lies the highly adaptable detached annexe which incorporates a sitting room, bedroom and shower room.

The level lawned garden extends to the front and rear of the property and is enclosed by post and rail fencing with various shrub borders. The garden extends away from the garaging and there is a natural pond and mature trees.







### Situation

Shopping: The picturesque village of Smarden has a variety of amenities including a community-run general store, a butchers/grocer, art gallery, village school and several public houses. Mainline Rail Services: Pluckley and Headcorn have services to London with access to London Victoria from Charing. Ashford International has a high speed service to London St Pancras in about 37 minutes and Eurostar trains are available to the Continent. Education: There is an excellent range of schools in the area in both the state and private sectors at primary and secondary levels. Communications: The M25 can be accessed via the M20 at junction 8 providing links to Gatwick and Heathrow airports and other motorway networks.

### Directions

From Savills office in Cranbrook proceed to Wilsley Pound roundabout. Take the A262 to Sissinghurst and Biddenden. In Biddenden turn left onto the A274 towards Headcorn. Proceed for about 1.8 miles and turn right onto Bell Lane. Continue along this road for about 2.4 miles and Hegg Hill Barn will be found on the left hand side.

### Services

Oil fired central heating via under floor heating to the ground floor of the Barn and radiators on the first floor and within the Annexe. Mains electricity and water. Private and shared private drainage via klargesters.

### Outgoings

Ashford Borough Council - 01233331111. Tax band TBC.

### Viewing

Strictly by appointment with Savills



## Hegg Hill Barn, Smarden

**Gross internal area (approx)** 196.0 sq m/2109 sq ft

**Annexe** 60.3 sq m/649 sq ft

**Garage** 43.8 sq m/471 sq ft

**Total** 300.1 sq m/3229 sq ft



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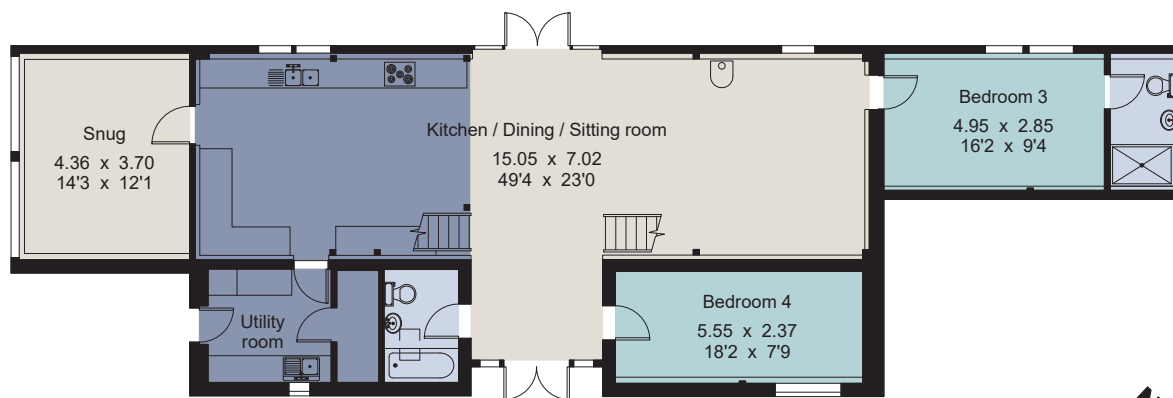
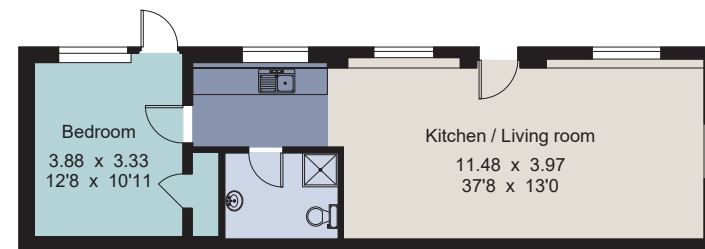
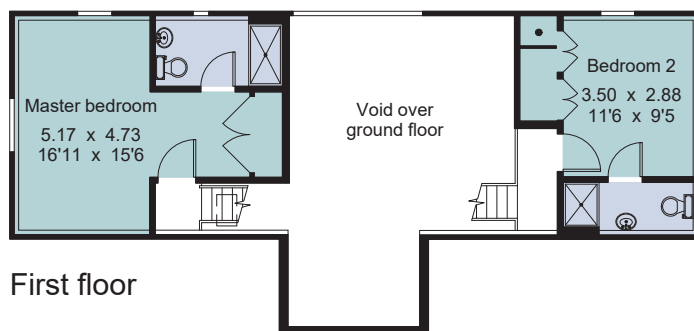
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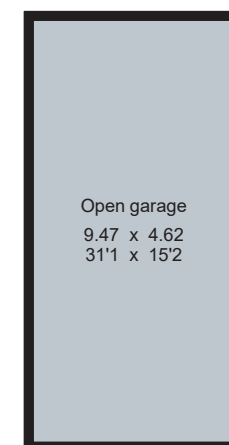
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Ground floor



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