



Gorgeous stone barn set in a tucked away hamlet

North Barn, Boughton Malherbe, Sandway, Kent ME17 2BD

Freehold



Drawing room • Dining room • Kitchen/breakfast room
• Four bedrooms, Two dressing rooms • Three bath/
shower rooms (two en suite) • Utility and cloakrooms •
Double garage with store room • Attractive garden

Local information

The charming and historic market village of Lenham is about 2 miles away where there are a good variety of shops catering for everyday needs together with restaurants, public houses, a library and several schools. More extensive shopping can be found in Maidstone and Ashford. Bluewater shopping is located just off the M25 Junction 2 (A2/M2).

Educational opportunities exist within the area in both the private and state sector, at all levels.

Frequent services run to London Victoria and Ashford station from Lenham station in about 73 minutes and 14 minutes respectively. Eurostar trains are available from Ashford International. A high speed train service runs from Ashford to London St Pancras in about 38 minutes.

About this property

Situated on the Greensand Ridge, North Barn enjoys a splendid elevated position, in the tucked away rural hamlet of Boughton Malherbe, adjacent to the parish church.

Dating back to the 1830's, North Barn is an extremely attractive conversion of a former farm building into a unique country home with the majority of the accommodation arranged over the ground floor. The predominantly stone external elevations are complemented by a Kent peg tiled roof and the

property is partially attached on the south-westerly end. The property is enhanced by country-style gardens with raised York stone terrace, areas of lawn and well stocked borders.

The property is approached via a five bar gate to a gravelled parking and turning area and an adjacent double garage with store room.

The beautifully presented accommodation extending to just over 2,900 sq ft includes; a dramatic vaulted reception space divided by a central brick fireplace with double sided wood burner, a country-style kitchen/breakfast room with doors to the southerly terrace, four double bedrooms arranged over the ground and first floor, two with bath/shower en suites and dressing rooms, family bathroom with separate shower, utility room and cloakroom. Set off the reception hall via double doors is a useful study/bedroom 5.

Tenure

Freehold

Local Authority

Maidstone Borough Council - Tax Band G

EPC rating = C

Viewing

Strictly by appointment with Savills





North Barn, Boughton Malherbe, Sandway, Kent ME17 2BD

Gross internal area (approx) 270.1 sq m / 2,907 sq ft

Outbuildings 43.9 sq m / 473 sq ft

Total 314.0 sq m / 3,380 sq ft



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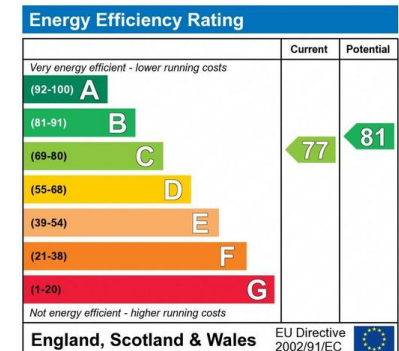
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North Barn, Sandway

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