



A delightful converted barn with land, set in an idyllic rural setting

The Small Barn, Moorcroft Farm, Hale Oak Road, Weald, Kent, TN14 6NQ

£450,000 Freehold



- Newly converted barn • Wonderful rural setting
- Edge of popular village • Well presented throughout
- Garden and terrace • Far reaching views
- Paddock • Total area about 2.6 acres

Local Information

- The Small Barn is situated within An Area of Outstanding Natural Beauty & Metropolitan Greenbelt Area on the edge of Weald with a village green, village hall, churches, pre-school and primary school, public house and restaurant, a village shop and a garage.
- hopping: Weald (2.3 miles), Sevenoaks (4.8 miles) and Hildenborough (5.1 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (6 miles) & Hildenborough (5.2 miles) to Cannon Street/Charing Cross/London Bridge.
- Schools: There are many highly regarded schools in the area both state and private
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernessee and Knole with Nizels in Hildenborough. Sevenoaks sports and leisure centre.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office. Telephone: +44 (0) 1732 789 700.

About this property

The Small Barn is a delightful converted barn finished to a high specification and beautifully presented throughout. Features include modern kitchen and shower room, vaulted ceilings, some exposed ceiling and wall timbers, engineered oak flooring, underfloor heating and a heat exchange system. The accommodation comprises a living room and fitted kitchen with appliances, a spacious double bedroom, a well-appointed shower room and utility room. To the front is a generous block drive providing parking for a number of cars and to the side and rear is a garden with a paved terrace also to the rear, creating an ideal area for al fresco entertaining and enjoying the far reaching countryside views.

There is a paddock to one side which amounts to about 2.43 acres.

Directions

From the centre of Sevenoaks, proceed in a southerly direction, passing Sevenoaks School on the left. Take the second turning on the right into Weald Road and continue along this road, over the road bridge, fork right at the Church into Church Road and right again at the village green. Continue along this road and, at a small junction, turn left signposted Chiddingstone, into Hale Oak Road. Continue along Hale Oak Road for 0.8 miles and the entrance to The Small Barn will be found on the right hand side.



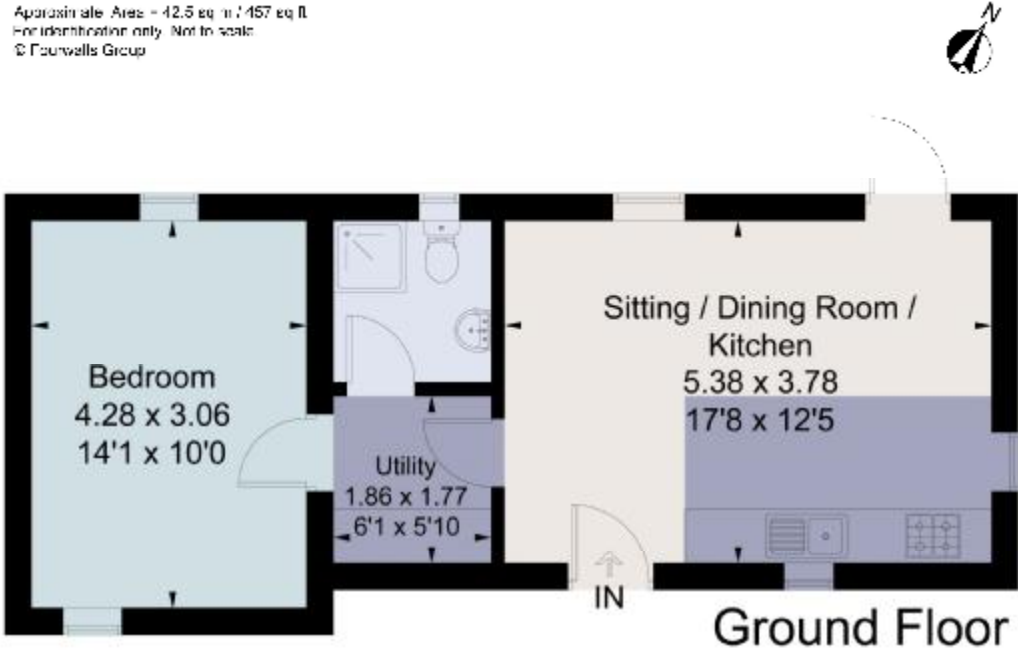


The Small Barn, Moorcroft Farm, Hale Oak Road, Weald, Kent, TN14 6NQ
Gross Internal Area 457 sq ft, 42.5 m²

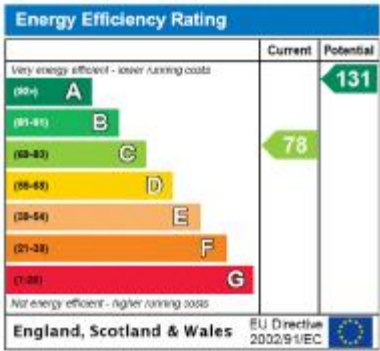
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Approximate Area = 42.5 sq m / 457 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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