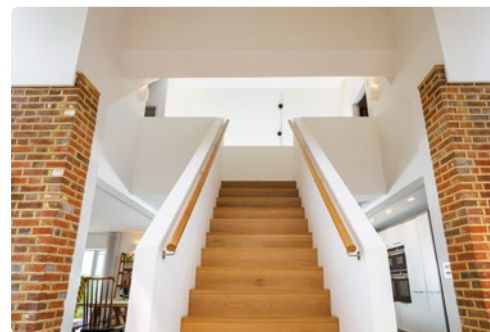
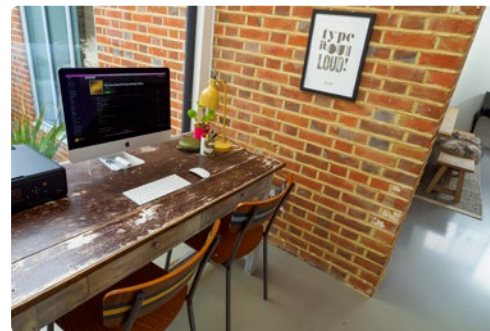




Freehold



The Barn, Hatch Lane, Chartham Hatch CT4 7LP

- Striking Detached Barn Conversion
- Four Bedrooms & Three Luxury Bathrooms
- Bursting With Character Inc Exposed Beams
- High Vaulted Ceilings & Extensive Glazing
- Splendid Open Plan Family Living Area
- High Specification Fixtures & Fittings
- Set Within 0.40 Acres Of Gardens
- Detached Garage With Annexe Opportunity (STPC)
- Rural Location With Easy Access To Canterbury

SITUATION:

The Barn is situated in a quiet rural location in the hamlet of Chartham Hatch, close to the Cathedral city of Canterbury. Chartham has a mainline railway station for easy access to Canterbury, Ashford and the high-speed links to London and Europe. Chartham also has a doctor's surgery, primary school, village store with post office.

The pretty village of Chartham Hatch is a small hamlet of around 200 houses situated approximately five miles southwest of the bustling cathedral city of Canterbury. It is surrounded by beautiful countryside, farmland and has apple and pear orchards close by. The village hall, which is in the centre of the village was formally the village school. It is an ideal situation for those wanting a quiet place to live but within easy reach of a large town.

Canterbury offers an excellent range of amenities and these include primary and

secondary schools in both state and private sector, three universities, two hospitals (one private) and two railway stations. It also has a good selection of shopping facilities, including a high street with independent retailers, lovely parks, gardens, restaurants, pubs and leisure facilities.

The charming market town of Faversham (approx. 10 miles), has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and a variety of pubs and restaurants.

The market town of Ashford (approx. 12 miles) also provides excellent shopping, recreational and educational amenities along with a high-speed rail service which reaches London St Pancras in approximately 38 minutes from Ashford international station.



DESCRIPTION:

A magnificent, detached barn conversion, that has been lovingly restored and creatively extended using the highest degree of architecture. The Barn offers almost 3000 sq.ft of striking accommodation and is set within 0.40 acres of attractive gardens which includes a gravelled driveway and garage.

Part of the house dates back to 17th century and is bursting with character such as stripped beams and exposed brick. The extension blends beautifully to offer modern luxury comforts with all the charm you would expect from a barn conversion.

The current owners have an eye for detail and a natural flair for interior design and this is evident within the finish, they have embraced the open plan layout, yet have created clear division for relaxing and dining making this home wonderfully sociable and perfect for a growing family.

The contemporary front door opens into a



magnificent entrance hall with extensive floor to ceiling glazing and vaulted ceiling that showcases a magnificent Tom Dixon pendant. Compressed oak flooring has been fitted on this level and underfloor heating runs throughout the entire ground floor, to the right there is a large cloakroom and equally grand coat closet.

Exposed brick steps rise to the open plan family area with polished concrete flooring and impressive high ceilings. The kitchen island/breakfast bar is perfectly positioned overlooking the main dining space and is a lovely addition to the recently installed Roma kitchen which has rich quartz work tops and high specification integrated appliances including a Quooker tap, Siemens double oven, a steam cooker, microwave, and ceramic hob.

French doors open out onto the lawn whilst there is also access to the side of the garden via the utility area, which is conveniently

tucked away behind the kitchen and offers plenty of room for laundry appliances.

From the entrance hall there are sliding doors that retract back to allow the sun terrace to connect with the house. To the right one will find a sitting room with wood burning stove and a striking glass ceiling that connects the new conversion to the old barn.

This part of the house has gone through a comprehensive programme of renovation and restoration, with a painstakingly meticulous degree of craftsmanship ensuring the preservation of the original beams.

Two elegant double bedrooms complete with luxury ensembles sit peacefully away from the rest of the house and provide access to another area of the garden. The main bedroom also benefits from an elegant free-standing bath sat raised upon a platform, there is also your own access to the sun terrace.



A grand oak staircase ascends from the entrance hall to a galleried landing which leads to two double bedrooms. There is a dressing area and well-appointed family bathroom between the two rooms, this area would be perfect for older children sharing, or an au-pair needing their own bedroom/living space.

OUTSIDE:

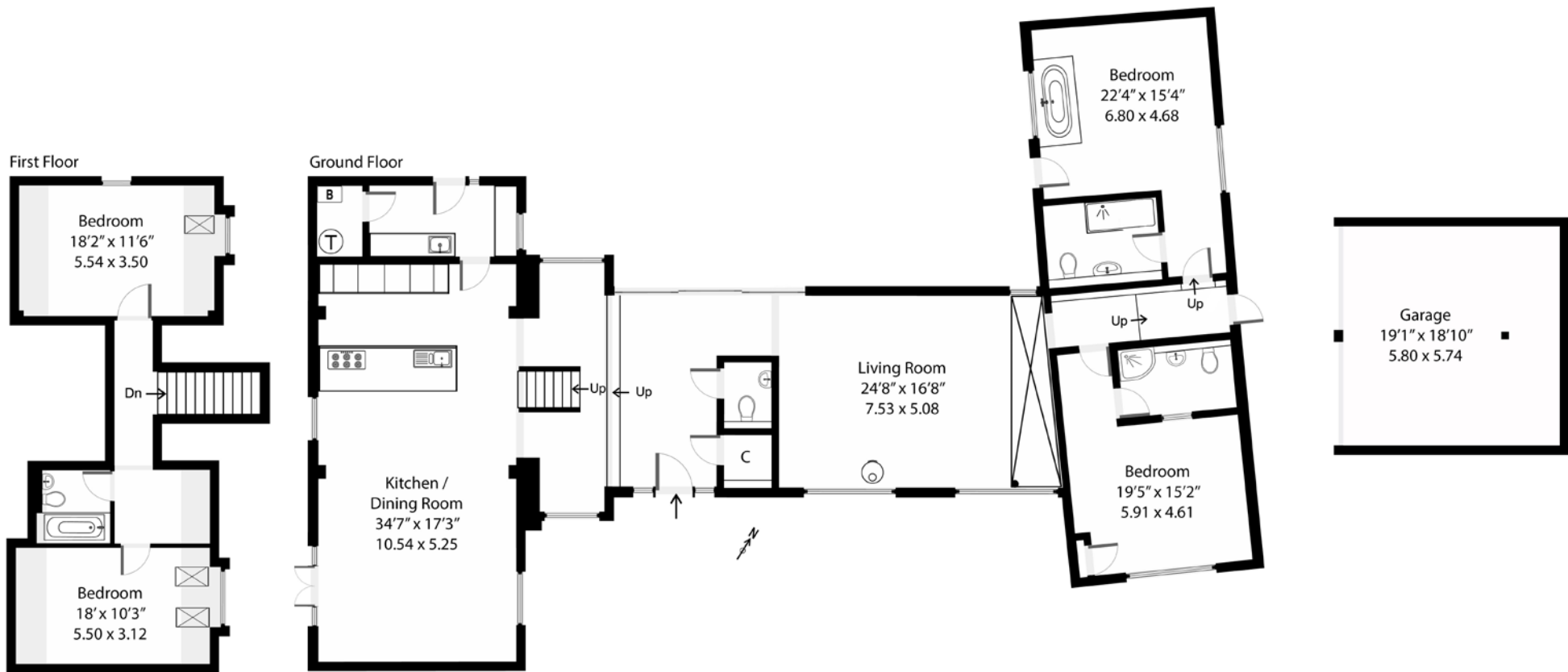
The sun terrace accessed via the sliding doors and has been laid with grey stone tiles which contrast beautifully with the weatherboard and brick exterior. Contemporary slatted fencing allows the garden to feel private and peaceful, and sleepers have been arranged around the seating area and have an array of pretty shrubs and wild lavender.

The sun terrace is complemented by several areas of lawn as well as a substantial gravelled driveway with detached garage to the right. There is an opportunity to convert the garage into a separate annexe (STPC)









TOTAL FLOOR AREA: 3290 sq. ft (296 sq. m)
 BARN: 2831 sq. ft (263 sq. m)
 GARAGE: 359 sq. ft (33 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Mains drainage & Oil Fueled Heating

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