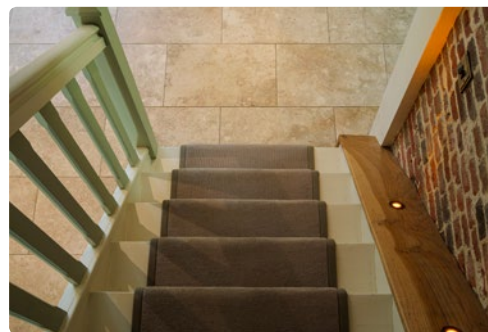




Old Coach House, Bicknor Lane, Bicknor ME9 8AY

3 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



## Old Coach House, Bicknor Lane, Bicknor ME9 8AY

- Charming Detached Barn Conversion
- Almost 1600 Sq.Ft Of Characterful Accommodation
- Vaulted Ceilings & Exposed Brickwork & Beams
- Wood Burning Stove Within The Snug
- Bespoke Solid Wood Kitchen
- Dual Aspect Open Plan Living Area
- Three Bedrooms & Three Luxury Bathrooms
- Set Within 0.28 Acres Of Enchanting Gardens

### SITUATION:

Old Coach House is situated in the hamlet of Bicknor, in the parish of Bredgar, in an Area of Outstanding Natural Beauty within the North Kent Downs. Bicknor is close to the Hucking Estate which offers footpaths and Bridleways to vibrant countryside and breathtaking views. Bicknor has its own church that conducts four services a year by candlelight, whilst Bredgar is within walking distance and has a post office and farm shop offering all essential groceries.

Bicknor sits between two thriving town centres, Sittingbourne (5 miles) and Maidstone (10 miles) where there is a full range of shops, cinemas, leisure facilities and mainline train stations. Sittingbourne is undergoing an exciting regeneration programme which includes a small village with multi-screen cinema, a hotel, bowling alley alongside many eateries. Just four miles away one will find the Mecure hotel and leisure centre which has a spa, pool and gym.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds and a nine-hole golf course, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

There are a good range of schools in the area, with a Primary school in Bredgar and additional Primary schools in Milstead, Tunstall, Borden and Hollingbourne. Sittingbourne and Maidstone both have boys' and girls' Grammar schools, whilst independent schools can be found in Rochester, Sutton Valence and Canterbury.

Transport communications are good with the M2 (junction 5) just under 3 miles away and Junction 8 of the M20 less than 5 miles away. Hollingbourne train station is a short drive away with ample free parking and Sittingbourne station provides services to London Victoria, St Pancras, Cannon Street and London Bridge Stations in approx. an hour.



DESCRIPTION:

A charming detached barn conversion offering almost 1600 sq.ft of particularly characterful accommodation set within a third of an acre of enchanting grounds and nestled in the rural hamlet of Bicknor, an area of outstanding natural beauty.

Sympathetically converted in 1999, Old Coach House is now a splendid residential dwelling, flourishing in period features with vaulted ceilings, exposed brickwork, oak flooring and bare beams beautifully balanced with modern conveniences such as underfloor heating, a bespoke kitchen, and three luxury bathrooms.

The facade is a fine mix of dark weatherboard, a Kent peg tiled roof and beautifully pointed characterful knapped red brick work. The handsome front door opens into an entrance lobby ideal for keeping walking shoes and wellies, there is a stable door which in turn leads into splendid, dual aspect, open plan living area, with quirky cloak room in the far corner.



There is clear division for dining and relaxing with the table placed opposite the kitchen and beside the window which has a built-in seat.

The farmhouse style kitchen has been fitted with bespoke solid wood units finished with rich granite work tops and integrates a butler sink and double range stove along with several other appliances.

The ground floor is further enhanced by a welcoming snug with beautiful oak flooring which has an exposed brick chimney breast encompassing a wood burning stove set beneath an oak bressummer. The room is complete with French doors opening onto the garden.

To the first floor the period features continue with exposed brick on the stairwell which leads to a spectacular galleried landing with vaulted ceilings and exposed beams. There are three double bedrooms and a well-

appointed family bathroom with rolled top bathtub, high level WC, basin with Burlington taps and walk in shower. Two of the larger bedrooms both have luxury ensuite shower rooms and fitted wardrobes.

OUTSIDE:

Old Coach House sits within 0.28 acres of utterly enchanting grounds which has an exceptionally peaceful and private setting, sheltered by beautiful mature trees and an abundance of established shrubs and colourful borders.

The garden is mainly laid to lawn with several seating areas dotted around the garden, whilst a summer house offers a hobby room, art studio or simply a peaceful area to read a book.

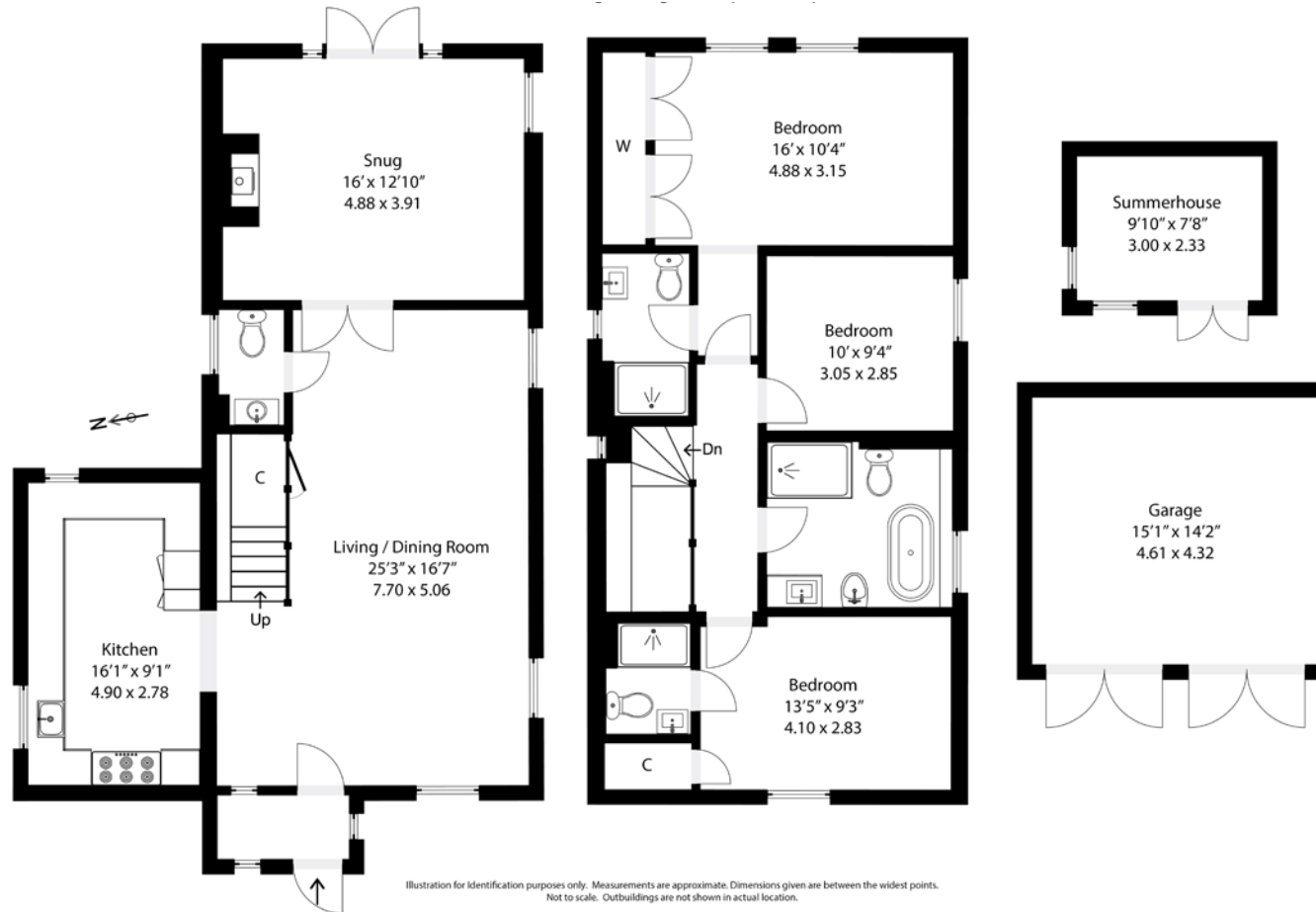
To the front of the property there is a detached garage with EV point and a generous gravelled driveway.











TOTAL FLOOR AREA: 1844 sq. ft (171 sq. m)  
 HOUSE: 1554 sq. ft (144 sq. m)  
 GARAGE: 290 sq. ft (27 sq. m)



EPC RATING  
 E



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 Largest drainage shared with four properties  
 Oil Fuelled Heating

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