



Freehold



Homestead Barn, 71A, The Street, Newnham, ME9 0LW

- Detached Traditionally Styled Residence
- Artistic Interior Design & Creative Layout
- Over 1500 Sq.Ft Of Bright & Radiant Accommodation
- Three/Four Bedrooms & Two Bathrooms
- Full Height Windows & Vaulted Ceilings
- Rich Granite Kitchen & Utility Room
- Set Within 0.21 Acres Of Glorious Grounds
- Driveway & Garage – Opportunity To Convert STPC

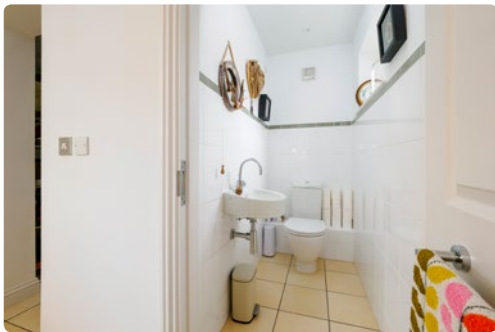
SITUATION:

The village of Newnham and nearby Doddington both date back to the 11th century. Newnham has a Medieval church, a village hall and a public house, The George Inn. Doddington is only 1 mile from Newnham and is centred around the 14th century Chequers Inn, an award-winning butcher, a garage/petrol station with a shop. There are several primary schools in nearby villages such as Eastling, Ospringe and Milstead, with a private prep school in Painters Forstal, and the nearest secondary schools are in Faversham and Sittingbourne and there are excellent private schools in Canterbury.

The charming nearby market town of Faversham offers a wide range of high street shops and independent retailers in 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 numerous pubs and restaurants. It is known for being the home of England's oldest brewer, Shepherd Neame and hosts the annual hop festival. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras.

The sought after seaside town of Whitstable is situated just nine miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous pubs, restaurants, excellent water sports and good leisure facilities.'



DESCRIPTION:

A striking three-bedroom residence, built in 2006, showcases the finest materials to create a traditional-style exterior complemented by a highly modern interior.

Thoughtfully designed by the architect to maximize natural light and space through innovative and bespoke features, the home blends functionality with style. Enhanced further by the current owner's artistic vision, this property presents a truly desirable living space in a sought-after location.



The property offers over 1,500 sq. ft. of beautifully proportioned accommodation, set within 0.21 acres of stunning grounds that include a substantial driveway, natural gardens, and charming areas of wild meadow. A generous 20-ft garage with loft space provides excellent potential for conversion—ideal for additional workspace or a guest annexe, subject to planning consent (STPC).

The heritage-style façade is a beautiful blend of knapped flint, weatherboarding, red brick, and dark-framed windows, creating a timeless and exceptionally characterful appearance. Inside, the property boasts a sleek, minimalist finish, featuring full-height windows, striking mezzanine landings, engineered oak flooring, and a desirable split-level layout that enhances the sense of space.

Peacefully set back from the village road, Homestead Barn enjoys a tranquil position with open countryside right on its doorstep.

The front door opens into a spacious entrance hall featuring full-height ceilings and expansive glazing, all beautifully overlooked by a striking mezzanine landing that immediately sets the tone for the light-filled interiors beyond.

To the left of the entrance hall is a well-appointed kitchen/breakfast room, fitted with a sleek array of gloss cabinetry and integrated appliances, all beautifully finished with rich granite worktops. This practical space is complemented by a separate utility room, offering ample space for laundry appliances and convenient access to the side of the house.

The dining room, laid with elegant German-engineered oak flooring, flows seamlessly into both a versatile study/guest room and a stunning triple-aspect sitting room.

Elevated above the main living area, the sitting room with its vaulted ceiling and glass pyramid roof, enjoys direct access to the garden and sun terrace, creating a wonderful connection between indoor and outdoor living.



FIRST FLOOR:

Upstairs, the first floor hosts a stylish family bathroom and three well-proportioned bedrooms. The main bedroom benefits from a recently installed en suite shower room, completing this thoughtfully designed and beautifully presented home.

OUTSIDE:

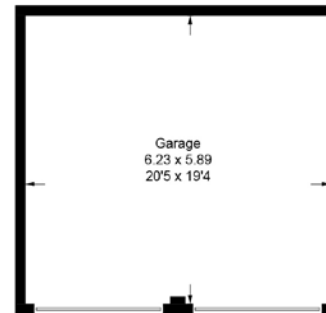
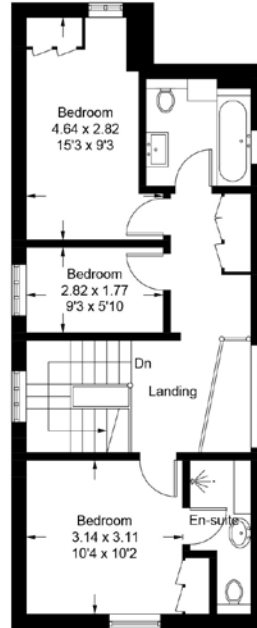
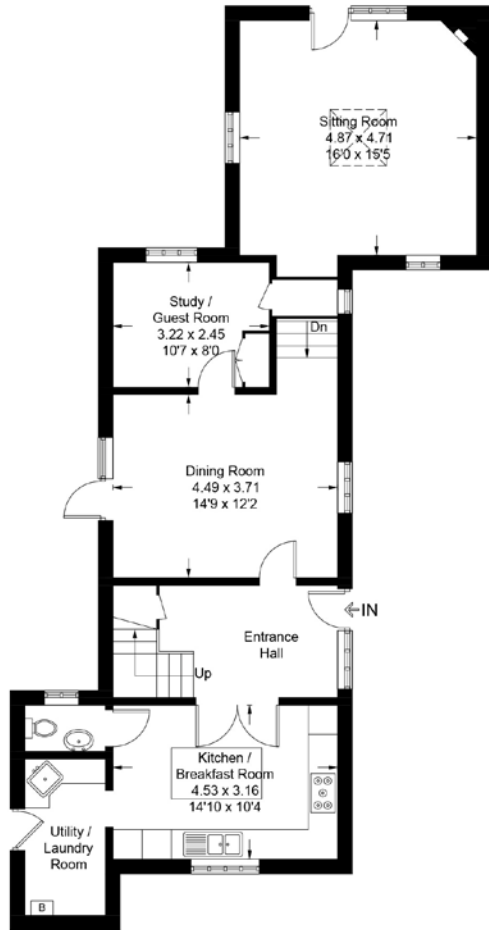
Homestead Barn is set within a thoughtfully landscaped 0.21-acre plot, offering ample parking to the front and a rear garden that celebrates nature and wildlife. Designed with a light ecological touch, the gardens are filled with wildflowers, small meadows, and mature hedging, creating a natural haven of tranquility.

From the sitting room, French doors open onto a decked sun terrace, perfectly positioned to enjoy the southerly aspect. Meandering pathways wind through the enchanting grounds, leading to mature trees that provide shaded spots—ideal for quiet reflection or admiring the far-reaching countryside views.

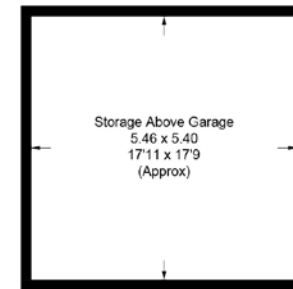








Garage - Ground Floor



Storage Above Garage - First Floor



TOTAL FLOOR AREA: 2232 sq. ft (207 sq. m)
HOUSE: 1518 sq. ft (141 sq. m)
GARAGE: 714 sq. ft (66 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
Gas Central Heating & Private Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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