



**Hawkenbury Barn
Hawkenbury
Kent**





Hawkenbury Barn, Hawkenbury, Tonbridge, TN12 0EA.



Freehold



A simply stunning Grade II listed newly converted detached barn, located in a convenient rural location, with beautiful gardens and grounds extending to about 0.6 acres.

Staplehurst station 2 miles (London Bridge from 51 minutes).
Headcorn station 2.6 miles (London Bridge from 56 minutes).
Marden station 5 miles (London Bridge from 47 minutes). M20(J8)
7 miles. Goudhurst 8.5 miles. Cranbrook 7 miles. Tunbridge Wells
17 miles. Ashford International 16.5 miles (London St Pancras
from 36 minutes). Ashford 17 miles. Gatwick airport 42 miles.
Central London 52 miles. Heathrow airport 63 miles. (All times
and distances approximate)



The Property

Hawkenbury Barn is a beautifully newly converted detached barn with the balance of a 10 year Build-Zone Warranty. It offers substantial family/reception accommodation, all set within approximately 0.6 acres of lovely gardens and grounds. Upon entering the front door you are greeted by a breathtaking full height glazed reception hall providing space to hang coats and store shoes. Features of the property include double glazing and underfloor heating throughout; oak flooring to the living area and hallway; marble flooring to the kitchen, dining room and utility/boot room.

The kitchen is a real feature of this property and is fitted with soft grey high gloss Pronorm units under Arenastone quartz work surfaces. It also offers integrated appliances including slide and hide Neff oven, Bora inductions hob with integrated extraction, Neff dishwasher, fridge and freezer, Quooker hot tap. A door leads to a utility/boot room, with space for a washing machine and tumble dryer, and a door giving access to the garden. The dining area enjoys double aspect views to front and rear with retractable glass doors to the rear garden and individual slide and fold doors to the front. The living area is complemented with a very impressive Stovax 11kw log burner that radiates heat throughout the ground floor space. A mezzanine snug, accessed via its own oak staircase, gives views across the space below and could be utilised in a number of ways.

There are three bedrooms on the ground floor (of which two have en suite bath/shower rooms) as well as a family shower room. The principal bedroom suite is on the first floor, accessed via an oak staircase, and is complemented with an en suite dressing room and bathroom with 'his and hers' basins and marble floor. The bedroom has a glazed wall that allows plenty of natural light but is also fitted with integral blinds to provide privacy when needed.

Gardens and Grounds

The property is approached along a shared driveway, through its private electric gate leading to the front of the barn. There is a timber framed double garage with electricity and light as well as a large parking area for a number of cars. The beautiful gardens and grounds extend to approximately 0.6 of an acre and include a paved terrace, lawned areas, mature trees and hedging as well as plum, damson and pear trees and a small Jupiter apple orchard.







Situation

The property is situated in a rural position, yet within close proximity to Staplehurst, Headcorn and Marden which offer local amenities serving day-to-day needs including supermarkets, bakers, village store, chemist, post office, primary school, pubs as well as mainline stations with a regular service to London Bridge/ Charing Cross. Nearby is the beautiful Wealden village of Goudhurst which is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. The larger regional centres of Tunbridge Wells, Maidstone and Ashford provide an extensive range of shopping, commercial and recreational facilities. The M20 provides access to the south coast and M25 / national motorway network, Gatwick and Heathrow airports, the Channel Tunnel, ferry ports and the International Eurostar at Ashford. There is an excellent choice of state and private schools in the area with good access to Benenden, Cranbrook, Sutton Valence, Tonbridge and Sevenoaks schools. Leisure amenities include golf at a number of courses in the vicinity; riding and walking in the surrounding countryside; sailing and fishing at Bewl Water and on the south coast. There are also a number of historic properties nearby including Leeds, Bodiam and Scotney Castles and Sissinghurst Castle Gardens.

Local Authority

Maidstone Borough Council, Tel. 01622 602000.



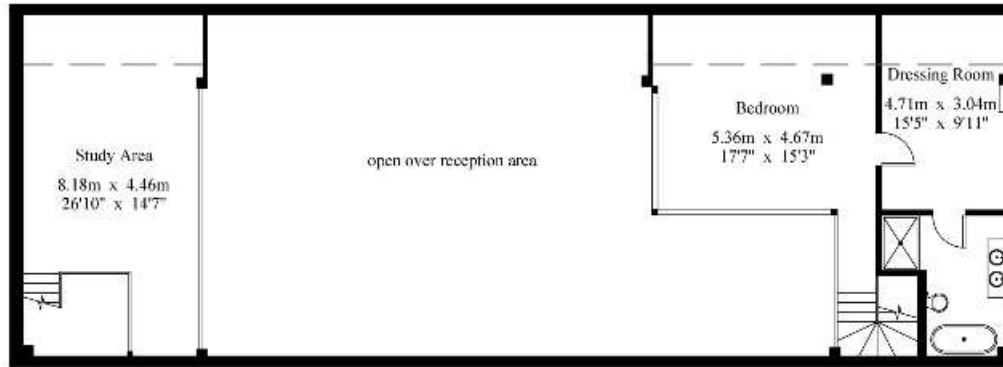
Services

Mains water and electricity. Oil fired central heating. Private drainage.

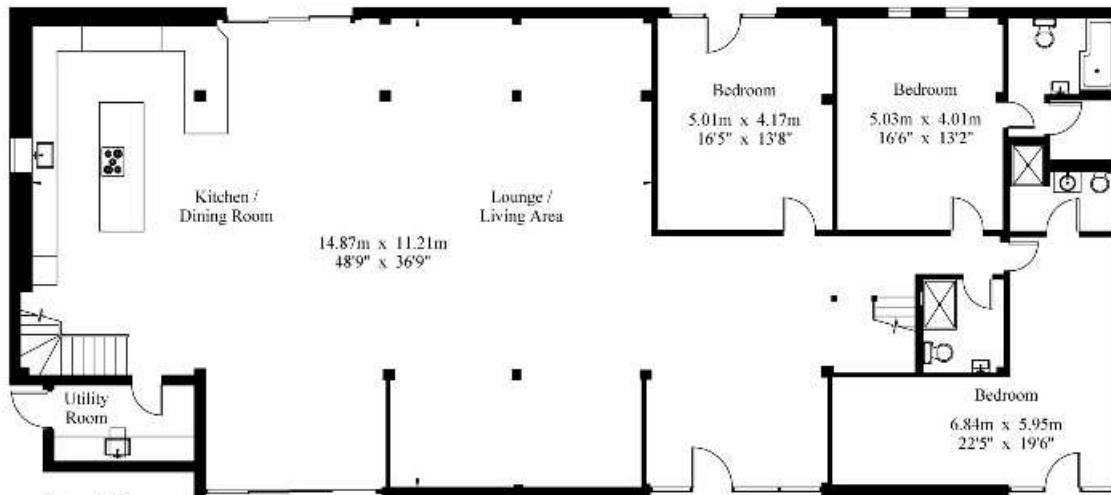
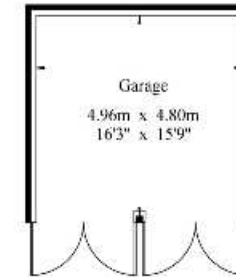
Directions (TN12 0EA)

From the centre of Staplehurst village, proceed on the A229 in a northerly direction towards Maidstone. At the minor crossroads with traffic lights, take the right hand turning onto Headcorn Road. Continue along this road (which becomes Hawkenbury Road) for approximately 1.8 miles and the property will be found on the right hand side (a short distance after passing The Hawkenbury Inn on the right).

Approximate Gross Internal Floor Area
House: 372.1 sq.m. / 4005 sq.ft.
Garage: 24.5 sq.m. / 264 sq.ft.
TOTAL: 396.6 sq.m. / 4269 sq.ft.

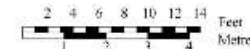


First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Knight Frank
 Tunbridge Wells
 47 High Street
 Tunbridge Wells
 TN1 1XL

knightfrank.co.uk

I would be delighted to tell you more.

Holly Sibley
 01892 772946
holly.sibley@knightfrank.com



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2020. Photographs dated [xxxxxxxxxx20xx]. Our Ref. HAS/xxxxx

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