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Country Houses



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**OAST BARN**  
CHARING · KENT

A superb new conversion of a Kentish ragstone and brick built barn with a stunning interior and a high specification including beautifully fitted kitchen with appliances, oak floors and stylish bathrooms.

**INTRODUCTION**

Entrance hall, cloaks/shower room/bedroom 4, kitchen/breakfast room, living/dining room, master bedroom with dressing room and en-suite bath/shower room, 2 further double bedrooms, family bathroom, garden, external parking area. Recessed ceiling lighting, low energy air source underfloor heating system, bespoke window joinery, oak doors, fitted kitchen appliances.

**SITUATION**

Oast Barn is situated adjacent to a small complex comprising just 3 other barns and in the vicinity of a fine period farm house. Barnfield is a rural parkland setting offering fine views over fields and towards a picturesque lake on the opposite side of the lane offering a haven for wildlife. The environment is just 4 miles from the busy and historic village of Charing with its pretty high street of shops, eateries, inns and railway station. The equally pretty villages of Egerton and Pluckley are also nearby offering further local facilities including primary schools and community activities. The thriving market town of Ashford is about 7 miles to the east providing access to the M20 motorway and international station (Eurostar) including 38 minute high speed trains to London St. Pancras. The town

offers a choice of both state and independent schools including grammar schools for boys and girls.

**OAST BARN**

A newly converted Kentish ragstone brick built barn with part weatherboarded single storey section beneath a Kent peg tile roof. These mellow elevations contrast with a stunning modern interior with high ceilings and stylish fixtures including a superb fitted kitchen with granite surfaces and range style cooker together with integral appliances and space for a breakfast table. The entrance hall has a grey tiled floor with a steel and oak staircase rising to the first floor and a cloaks/shower room off. The 14' sitting room could be used as a ground floor bedroom if required as there is a large sitting/dining room, with an oak floor and exposed timbers. There is underfloor heating via a "Worcester" low energy air source system. Further character is introduced via a number of bespoke hand made windows, exposed timbers and oak doors. The master bedroom suite has both a dressing room and en-suite bath/shower room, there are 2 further double bedrooms on the first floor sharing a family bathroom.

**THE GARDENS**

There is an off-road parking area to the front of the property edged in granite sets and to the rear of the barn is a garden with useful **Outbuilding** with planning for conversion to a gym or office if required.

**SERVICES**

Mains water via a private supply and electricity, air source heating/hot water system, shared sewage treatment plant.

**POSTCODE**

TN27 0BN

**DIRECTIONS**

From Ashford leave the M20 motorway at Junction 9 and proceed to the upper roundabout in the direction of Ashford. At the roundabout follow signs towards Lenham A20 and proceed to the village of Charing.

On the A20 at Charing turn left at the traffic lights signposted towards Pluckley and pass Charing Railway Station on the right hand side. After about 2 miles and just beyond the motorway bridge, turn right signposted to Barnfield. Follow this road for its entire distance turning left at the junction and following the next part of the lane all the way to Barnfield, ignoring the left hand turning to Pluckley. The barns will be found on the left hand side opposite the lake.

**VIEWING**

Strictly by appointment only  
(Ref C866)

**COUNCIL TAX**

The current council tax banding for this property can be found at [www.voa.gov.uk/cti/default.asp](http://www.voa.gov.uk/cti/default.asp)

**HOBBS PARKER OPENING HOURS**

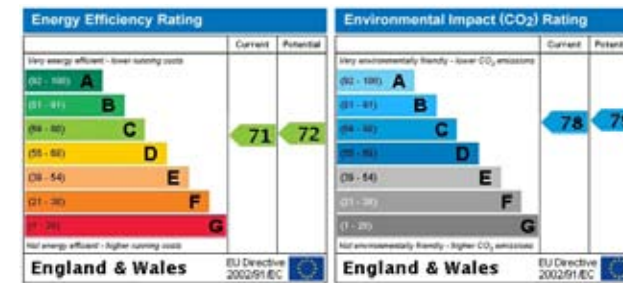
Our office hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 4pm. When contacting us out of hours please send an email or leave an answer machine message and we will respond as soon as possible.

**CONTACT**

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**ENERGY PERFORMANCE CERTIFICATE**

The graphs below are taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.



## Oast Barn

Approx. Gross Internal Floor Area : 2,015 Sq. Ft. / 187 Sq. m



Ground Floor

For indicative purposes only.  
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First Floor



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**International station 8 miles · M20 motorway 6 miles · Charing station 4 miles · M2 motorway 12 miles · Maidstone 12 miles**

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