



Shabani

Brabourne Coomb

East Brabourne, Kent TN25 5LY

A stunning Kentish barn and oast house conversion Listed Grade II now providing a high specification and stylish home of immense character with fabulous views towards the North Downs, gardens and paddock, in all about two thirds of an acre.

Guide Price £825,000

Accommodation

- Entrance Vestibule • Cloakroom • Reception Hall
- Utility Room • Roundel Study • Sitting Room (Inglenook fireplace) • Dining Room (glass sided staircase) • Kitchen/Breakfast Room (integrated appliances) • Master Bedroom with En-suite
- Guest Bedroom En-suite • Roundel Bedroom
- 3 Further Double Bedrooms • Family Bath/Shower Room • Oak Floors and interior doors • Oil Fired Central Heating • Wood Burning Stove

Gardens and Land

- Extensive mature gardens • Pergola • Fruit trees
- Terrace • Separate paddock with stable • Double garage • Forecourt with gates

Communication

- Ashford International Station (Eurostar/HS1) - 5 miles
- M20 Motorway (Jct. 10) – 4 miles • Channel Tunnel – 7 miles • Canterbury -13 miles • Wye – 3 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Situation

“Shabani” is attached and part of an attractive development of barn conversions and an oast house formerly known as Coomb Farm near East Brabourne. The area is set just below the North Downs in a designated Area of Outstanding Natural Beauty within a mile of the popular Five Bells Pub/Restaurant, pretty church and Brabourne primary school just a little further away.

A wider range of facilities are available in nearby Brabourne Lees/Smeeth including primary school, parish church, store/post office, pubs and a garage. ‘Shabani’ is also in the catchment area for the Wye Free School.

Coomb Farm is situated at the foot of a no-through country lane and is surrounded by a stunning rural landscape.

Access to the M20 motorway and the thriving market town of Ashford are within just a few miles with the area well served by communication links, retail outlets and a choice of schools both in the state and independent sectors.

Shabani

A late 1980’s conversion of part of a Grade II Listed Medieval Barn and Oast House formerly the agricultural buildings within a working hop farm known as Brabourne Coomb.

The development is highly regarded, both for the attractive style of the buildings and the stunning location well away from roads or railway lines.

In recent years “Shabani” has been remodelled and beautifully refurbished in contemporary

style yet retaining all of the original character and charm including an abundance of exposed timbers.

The accommodation features a beautiful modern kitchen with integrated appliances including a superb island. The dining room has a contemporary glass sided staircase and much of the accommodation is complimented by oak floors and interior doors. The sitting room has a brick Inglenook fireplace with inset wood burning stove and there are contemporary style radiators. All of the bathrooms have been remodelled and all of the bedrooms are interesting including a roundel bedroom exposed to the full height of the kiln with other bedrooms having an array of exposed beams and timbers.

From much of the property there are stunning views over the gardens and surrounding countryside towards the North Downs.

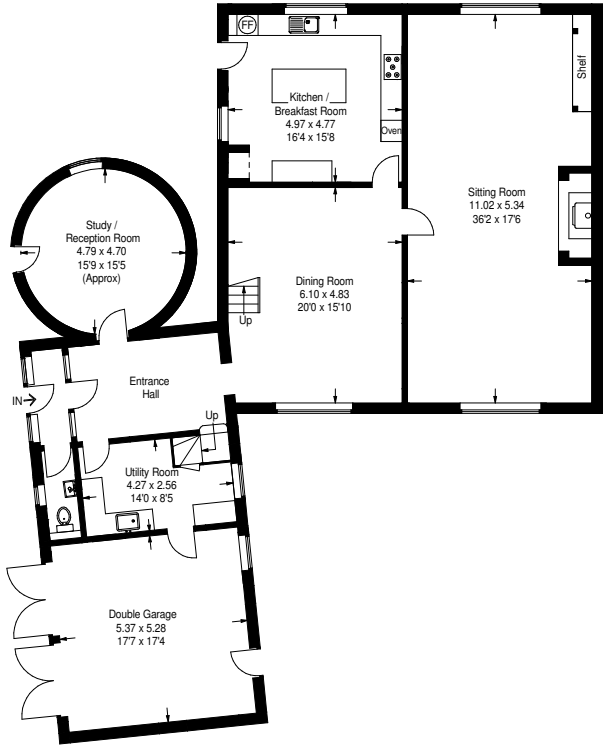
The Gardens/Land

Landscaped gardens comprising lawns with borders, trees and shrubs along with delightful brick pathways and a terrace overhung with a timber pergola. Beyond the gardens is a large paddock suitable for grazing with a stable. At the front of the property is an off-road parking area and fenced front gardens with double gates along with access to an integral double garage.

Services

Mains water and electricity, oil fired central heating, private sewage treatment plant installed in 2002, water softener.





Ground Floor = 191.1 sq m / 2057 sq ft

Approximate Gross Internal Area
(Including Double Garage)
327.7 sq m / 3527 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 458041)

Directions

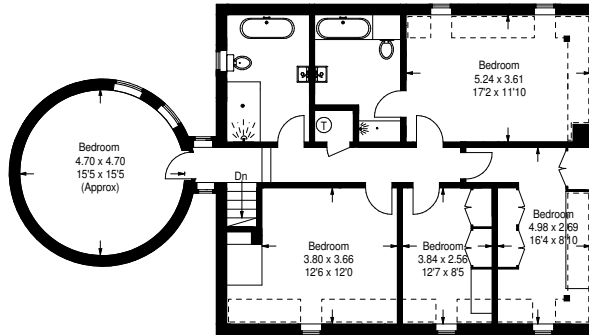
From the M20 at Junction 10 proceed onto the A20 in the direction of Sellindge passing the Tesco supermarket on the right hand side. After about 2 miles turn left at the crossroads signposted to Smeeth. Adjacent to The Woolpack Pub turn right into Woolpack Hill. Take the second left hand turning into Canterbury Road. After about a mile bear left opposite the Five Bells Pub. At the junction with Pilgrims Way turn left and proceed for a short distance before the farm road leading to Brabourne Coomb appears on the lower left hand side with a grass triangle. Shabani will be found as the first property on the left.

Viewing

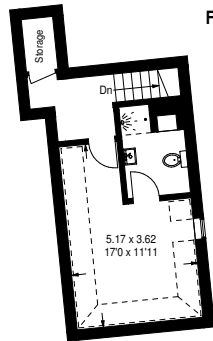
Strictly by appointment only. If you would like to view this property please telephone our offices (C1400)

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= Reduced headroom below 1.5 m / 5ft



First Floor = 109 sq m / 1173 sq ft



First Floor = 27.6 sq m / 297 sq ft

Country Houses

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Ashford Office
Romney House
Orbital Park
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Tenterden Office
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Oaks Road
Tenterden TN30 6QX
01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

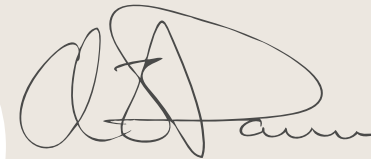
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.

A handwritten signature in black ink, appearing to read 'Alex J Davies'.

Alex J Davies FNAEA MARLA
Managing Director & Head of
Hobbs Parker Country Houses