

1 Blackberry Barn
Birchin Cross Road
Nr. Sevenoaks



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A stylish contemporary barn conversion with vaulted ceilings and a dramatic glazed gable end, enjoying far-reaching countryside views in the sought-after Knatts Valley.

1 Blackberry Barn is a contemporary barn conversion featuring black weatherboard cladding and a pitched red-tiled roof. The property combines traditional barn-style features, including exposed beams, with contemporary design, offering light-filled accommodation with a strong emphasis on open-plan living and a pleasing connection with the surrounding landscape.

The accommodation flows from a welcoming reception hall to the impressive open-plan sitting area and kitchen, which showcases soaring vaulted ceilings and exposed oak beams. An attractive brick fireplace with an inset wood-burning stove and exposed oak mantel provides a focal point for the reception space. A striking glazed gable end with full-height windows and bi-fold doors seamlessly connects the interior to the outdoor terrace, while also flooding the space with natural light.

The contemporary kitchen is fitted with sleek cabinetry, stone worktops and a large breakfast bar, creating a sociable space well suited to both everyday living and entertaining. The ground floor further comprises a generous principal bedroom with bespoke built-in wardrobes and a stylish en suite shower room. A second well-proportioned bedroom is positioned opposite the modern shower room, which features contemporary tiling and quality fixtures.

On the first floor, a versatile occasional third bedroom or study benefits from a mezzanine-style outlook over the main living area, offering a flexible space for working from home or guest accommodation.

1,144 sq ft (106 sq m)
1 reception room
2/3 bedrooms
2 bathrooms
Private parking
Garden

Freehold

Guide price £825,000



The property is approached via a shared private driveway with a gated entrance, leading to extensive off-road parking and turning space. The attractive south-facing gardens are centred around a wide stone-flagged terrace, creating an ideal setting for outdoor dining and entertaining. Surrounding lawns and established boundaries provide a sense of space and privacy, while the outlook across neighbouring countryside enhances the property's rural appeal. The combination of its distinctive architecture, versatile accommodation and peaceful rural setting makes Blackberry Barn an appealing country home.

The property is set in an Area of Outstanding Natural Beauty within the peaceful rural hamlet of Knatts Valley, surrounded by the attractive Kent countryside. Everyday amenities are available in nearby Otford, including local shops, cafés, restaurants and pubs, while the historic market town of Sevenoaks offers extensive shopping, leisure facilities and a Waitrose supermarket.

The area is particularly well regarded for schooling, with excellent independent options including The New Beacon, Walthamstow Hall, Solefield, Granville and Sevenoaks School, together with grammar schools in Sevenoaks, Tonbridge and Tunbridge Wells.

Postcode region: TN15

General

Local Authority: Sevenoaks District Council

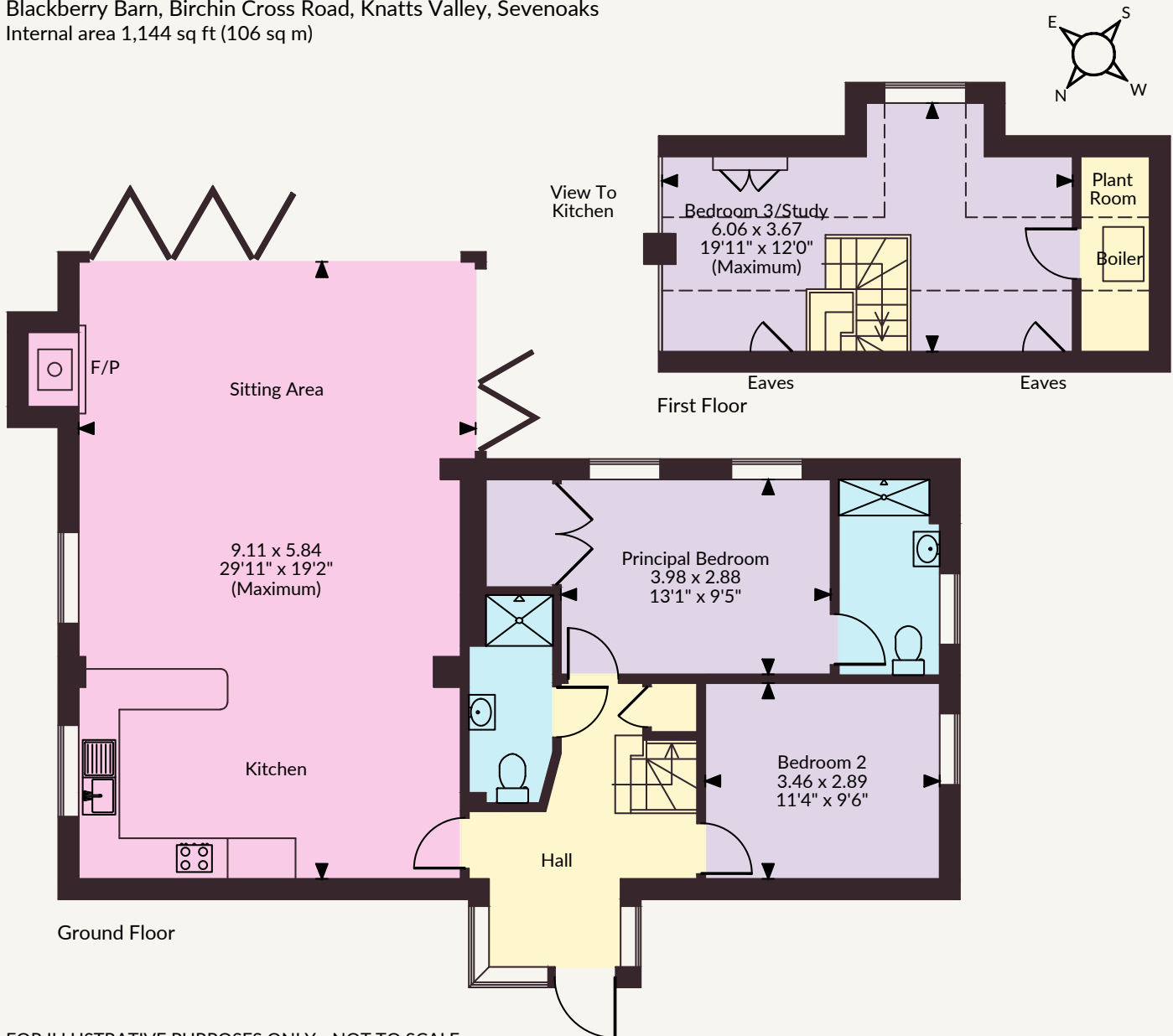
Services: Mains electricity and water are connected.

Private drainage (we understand the private drainage at this property may not comply with the relevant regulations and further information is being sought).

Council Tax: Band E. EPC Rating: C

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Blackberry Barn, Birchin Cross Road, Knatts Valley, Sevenoaks
 Internal area 1,144 sq ft (106 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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