



The New Barn, Old Mumford Farm, Kingsnorth, Kent

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The New Barn Old Mumford Farm, Church Hill, Kingsnorth, Kent TN23 3ES

An unlisted detached barn conversion in a peaceful rural setting, within easy reach of Ashford International.

Ashford International station 3 miles (London St Pancras from 36 minutes), M20 (Junction 10) 4, Eurotunnel terminal 16 miles, Canterbury 19 miles, Port of Dover 23.2 miles

Drawing room | Reception room | Kitchen/ breakfast room | Pantry | Cloakroom | Principal bedroom with en suite bathroom | 2 Further bedrooms | Shower room | Boiler room
Detached office building and store | Courtyard Garden | Parking area | EPC rating D | About 0.36 of an acre (with option to purchase a further 1.25 acres)

The property

The New Barn is a charming detached, single storey barn conversion with a secluded rear garden and generous parking area, together with a detached office building and a sizable store. The accommodation is well-proportioned throughout, with large windows allowing natural light to flow through and the beamed vaulted ceilings adding a great sense of volume. The property is well located with nearby Ashford International station (3 miles) providing High Speed services to London St Pancras from around 36 minutes.

The reception wing of the barn includes a traditional country kitchen with quarry tiled flooring and an array of fitted wooden wall and base units with work surfaces over and various integrated appliances; there is ample space for a good-sized dining table. A door opens into a useful pantry/utility room.

The relaxed sitting room has double doors leading into the impressive drawing room, which is centred around a mellow brick fireplace with wood-burning stove. French doors from here open to the south-facing terrace. A cloakroom, boiler room and inner hall/study also feature.

The bedroom wing consists of a bright principal bedroom with an en suite bathroom, two further double bedrooms and a family shower room.

Outside

The Barn is accessed from Church Hill via a driveway lined by lime trees, which provides access to the large parking area with space for several cars.

The rear garden is lined with a mature hedged boundary which offers complete privacy. There is also a large central courtyard and a south-facing terrace that provides the perfect spot for al fresco dining.

There is an option to purchase a further 1.25 acres (Lot 2 on the site plan) which includes a productive kitchen garden with greenhouse and store, and an enclosed water garden.

The detached office building is divided into two offices, and the store providing useful space.

Location

The New Barn is within the conservation area of Kingsnorth and offers useful amenities. Nearby Ashford offers more comprehensive shopping facilities, as well as educational, leisure and recreational amenities.

The M20 gives access to the national motorway network and key regional centres whilst Ashford International station offers a High-Speed service to London. The Channel Tunnel terminal at Folkestone and the Port of Dover provide regular services to the Continent.





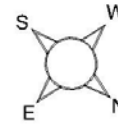








The New Barn, Old Mumford Farm, Church Hill, Kingsnorth.
The New Barn internal area 1,781 sq ft (165 sq m)
For identification purposes only.



The New Barn

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

From the M20 (Junction 10a): Exit and join the A2070. Take the exit towards Hamstreet. At the first major roundabout continue on the A2070. After about 0.25 of a mile, at the second roundabout, take the 2nd exit onto Violet Way. Bear left and at the next junction turn right onto Church Hill. Continue for 0.3 of a mile where the gates for the property, just after Bond Lane, will be found on the left.

General

Local Authority: Ashford Borough Council

Services: Mains electricity and water, private drainage (We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought), and oil-fired heating

Council Tax: To be confirmed

Tenure: Freehold

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

Guide Price: £715,000

Canterbury

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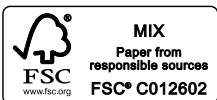
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