3 Bower Farm

Bower Road, Mersham, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

An outstanding modern four-bedroom home with luxury styling and fittings, with spectacular countryside views

A stunning modern barn conversion with open living space and clean contemporary styling throughout. The property features luxury bespoke fittings and splendid gardens backing onto open countryside. It is set in a sought-after position on the edge of the popular village of Mersham, moments from the village centre and close to the well-connected town of Ashford.

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS 1 CLOAKROOM**
- **PARKING AREA**
- **ABOUT 0.33 OF AN ACRE**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **2,119 SQ FT**
- **GUIDE PRICE OFFERS OVER £850,000**

The property

3 Bower Farm is a stylishly appointed semi-detached property that features traditional weatherboarded elevations externally, whilst inside the accommodation has a sleek, modern feel, with bright open-plan living and clean understated décor throughout.

The airy reception hall provides an impressive welcome to the home, with its tall windows introducing plenty of natural light to the space. There is a staircase leading to the galleried landing above and wooden parquet flooring, which continues throughout the ground floor level.

The main living and entertaining area is the 31ft kitchen, dining and sitting room, with its south-facing bi-fold doors creating a connection to the outside space and affording splendid countryside views. The kitchen area is fitted with Shaker-style units, together with a large central island with a breakfast bar; there are also integrated appliances. The adjoining utility room provides further space for home storage and appliances.

Additionally, the ground floor also has a private study, which is useful for home working.

Upstairs, the open galleried landing leads to four well-presented double bedrooms with skylights offering views across the surrounding fields. These include the principal bedroom, which benefits from extensive built-in storage and access to an en suite shower room with a rainfall shower. The upper level also has a family bathroom with an over-bath shower.

Outside

The property is set in a small collection of modern homes backing onto open fields. At the front of the house there is a shared gravel courtyard with plenty of parking space, as well as beds with various shrubs and grasses.

The side and rear gardens feature an extensive south-facing patio for al fresco dining, which has a pod-style sauna and is partially shaded by a verandah at the side, providing storage space or a further sheltered seating area. Beyond is an area of gravel terracing and a generous expanse of lawn, separated from the surrounding fields by post and rail fencing, which gives the gardens an open feel and allows for wide-ranging views.

Location

The property is surrounded by open countryside on the outskirts of Mersham, a highly desirable and accessible village to the south-east of Ashford. The village has a church, village hall, shop, pub and primary school. Further amenities are available in neighbouring villages. The area offers a good selection of state primary, secondary and grammar schooling together with independent schools.

Ashford has well-regarded schools and a good array of town centre shops. Together, Ashford, Folkestone, Canterbury and, slightly further afield, Maidstone provide a complete range of recreational, service, cultural, medical and shopping facilities.

Communications in the area are excellent. The nearby M20 gives good road access to major regional centres, the M2 and the motorway network. The A28 connects to Ashford and Ashford International station offers High Speed rail services to London St Pancras from around 36 minutes. There is good access to Continental Europe via Eurotunnel and Dover.

Distances

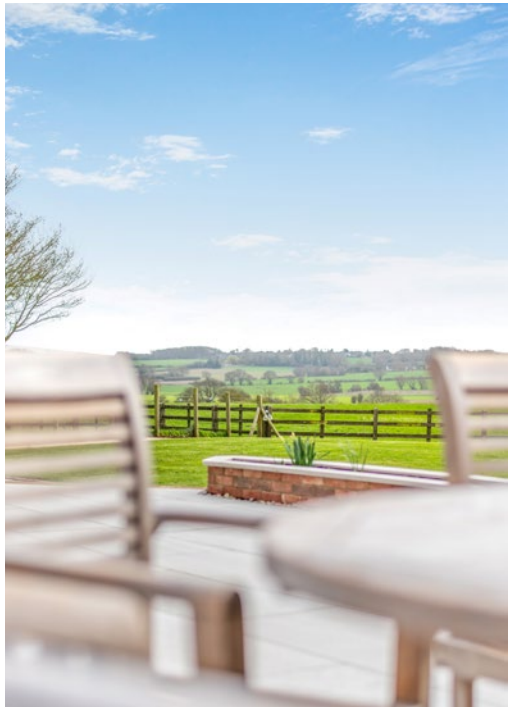
- Ashford 6.2 miles
- Folkestone 14.9 miles
- Canterbury 17.3 miles
- Maidstone 26.6 miles

Nearby Stations

- Ashford International

Key Locations

- Kent Downs National Landscape
- Wye Crown
- Poulton Wood Nature Reserve
- Ashford Museum
- Godington House & Gardens
- Leeds and Chilham Castles
- Canterbury Cathedral
- Dover Castle



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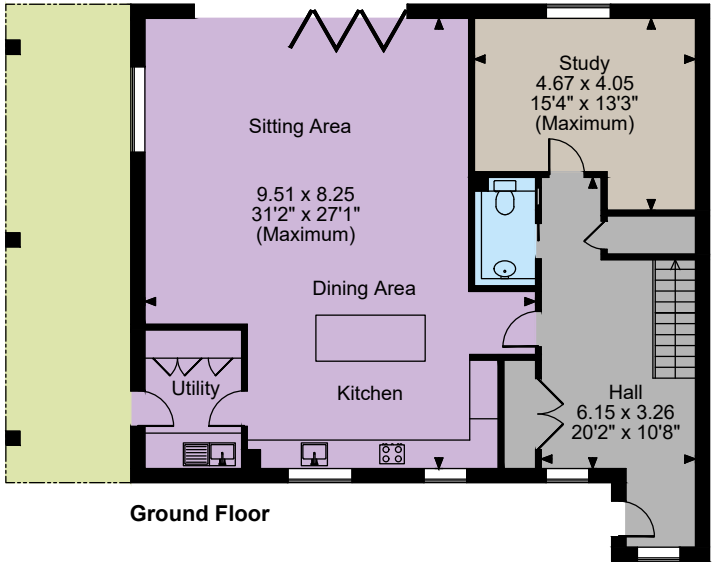
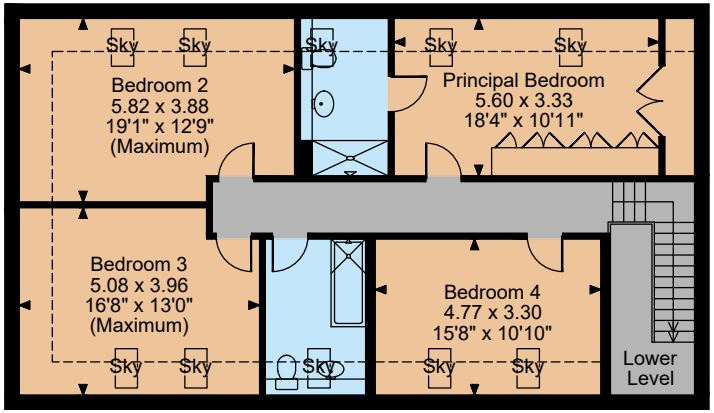


Ground Floor



First Floor

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

House Internal area 2,119 sq ft (197 sq m)
For identification purposes only.

Directions

TN25 6NW

what3words: ///fattening.slowly.vital - brings you to the property

General

Local Authority: Ashford Borough Council

Services: All mains services; electric heating.

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

Council Tax: Band G

EPC Rating: B

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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