

Grey Barn  
Hill Hoath Road  
Chiddingstone



Strutt  
& Parker

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**Main house 3,526 sq ft (327 sq m) | Freehold  
Grade II listed stunning barn conversion | Annexe  
Garage | Outbuildings | Heated swimming pool  
Stables | Paddock | Approx. 3.5 acres  
Overlooking beautiful open countryside**

**Guide price £2,250,000**

**A magnificent Grade II listed barn conversion with beautifully appointed accommodation and stylish fittings throughout, plus an annexe and several outbuildings all within easy reach of local amenities and commuter links**

Grey Barn is a stunning home dating from 1712, with weather-boarded elevations outside and a range of original features inside, including exposed timber framing, complemented by elegant and stylish décor and fittings.

Entering the property, the welcoming reception hall flows into a breakfast area and in turn, to the kitchen, all of which have tiled flooring, with the kitchen itself featuring shaker-style fitted units, a central island with a breakfast bar and an Everhot cast-iron range. There is also a utility room for further home storage and appliances.

The kitchen leads to a comfortable family room at the rear, with an airy feel owing to its vaulted ceiling, exposed eaves, full-height windows and French doors opening to the garden.

The main ground-floor living and entertaining areas include the formal dining room with its impressive double-height window and vaulted ceiling, galleried landing above and brick-lined fireplace. Dual double doors lead from the dining room to the generous sitting room which has a brick-built fireplace, dual south-facing French doors and an adjoining playroom or study area, separated from the sitting room by vertical timber beams.

The oak staircase leads to the first floor, where there are four well-presented double bedrooms off the galleried landing. These include the principal bedroom, which has private stairs leading to its luxury en suite bathroom above. The first floor also has a family bathroom and a further shower room, while the stairs continue to the second floor, where there is a further double bedroom and a store.

#### **Outside**

At the front of the property, the gravel driveway provides plenty of parking space for several vehicles, as well as access to the detached garage and double carport for covered parking and home storage or workshop space. External stairs lead to the garage's upper level, where there is a stylishly appointed annexe with a kitchen, a shower room and a bedroom or sitting area, making it ideal for guests.

The extensive garden at the rear is south-facing and welcomes plenty of sunlight throughout the day. It includes sun trap patio areas and a heated swimming pool with its own sun terrace, with a large expanse of lawn beyond, as well as a wildlife pond, border beds with established shrubs and various mature specimen trees. At the end of the garden there is a children's play area with a Wendy house and a treehouse. Beyond the garden, the wider grounds include a large open paddock with a stables block, which has a hardstanding courtyard to the front. The stables and paddock are ideal for equestrian activities.

## Location

Set in peaceful and extensive grounds, overlooking beautiful open countryside on the edge of the charming and historic village of Chiddingstone, one of the oldest and most beautiful villages in Kent.

With the village centre being under National Trust protection and featuring various historic buildings, including a pub, a local store and post office, and a parish church, the village also has an outstanding-rated primary school. Further amenities are easily accessible in Edenbridge, Sevenoaks, Tonbridge and Tunbridge Wells, which offer a wealth of shopping, supermarkets and leisure facilities, including some of the best state and independent schools in the country.

The area is well-connected, with nearby Penhurst station connecting to Tonbridge with its fast commuter links, while by road, the M25 is around eight miles away.

Postcode region: TN8

## General

Local Authority: Sevenoaks District Council  
Services: Mains electricity and water. Private drainage  
Council Tax: Band F  
EPC Rating: C

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

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



**Grey Barn, Hill Hoath Road, Chiddingstone, Edenbridge**

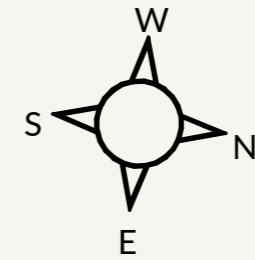
Main House internal area 3,526 sq ft (327 sq m)

Garage & Carport internal area 597 sq ft (55 sq m)

Outbuildings internal area 843 sq ft (78 sq m)

Barn internal area 236 sq ft (22 sq m)

Total internal area 5,202 sq ft (483 sq m)



**Sevenoaks**

15 Bank Street, Sevenoaks, Kent TN13 1UW

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Sevenoaks is located in the picturesque Kent countryside and is a vibrant and historic town that is full of natural beauty, offering an excellent quality of life, surrounded by stunning parks, commons and the rolling country-side beyond whilst being just 25 minutes from central London by train.

This town provides a reprieve from the city yet offers a wonderful array of independent boutiques, artisan shops, weekly markets, friendly pavement cafes, while through the surrounding landscape are a number of historical landmarks including Knole House, Ightham Mote, Otford Palace and Emmetts Garden.

Sevenoaks is home to an eclectic mix of historic homes with classic architecture, along with more modern developments and contemporary apartments. Grand country estates can be found to the outskirts with a range of iconic red brick Georgian, Edwardian and Victorian homes in the surrounding villages.

Renowned for its outstanding schools, Sevenoaks is popular with families whilst also benefitting from excellent transport links for London, Gatwick and the coastline (reachable in around an hour). A commuters dream.

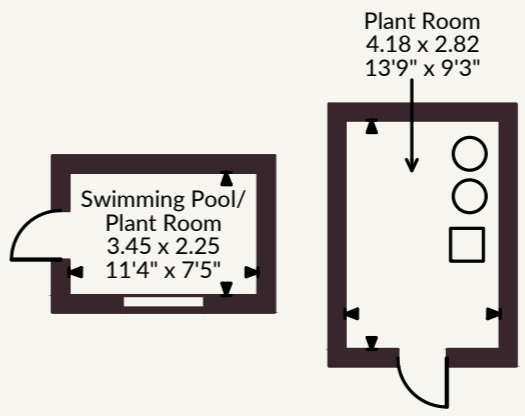
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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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