

Willow Barn
3 Ifield Farm
Shorne



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A beautifully appointed contemporary barn conversion with dramatic vaulted ceilings, luxury finishes and landscaped grounds, enjoying panoramic views across the Kent countryside in a peaceful yet well-connected setting.

Willow Barn is an exceptional barn conversion that masterfully combines rustic character with sleek contemporary design. The property showcases traditional red-brick elevations, while the interior offers more than 2,100 sq ft of meticulously finished accommodation, distinguished by dramatic vaulted ceilings, exposed timber trusses and striking brick feature walls.

At the heart of the home is an expansive open-plan reception space, seamlessly integrating the kitchen, dining and sitting areas beneath the impressive vaulted ceiling. This light-filled environment features polished wooden flooring, a striking contemporary fireplace and extensive glazing that opens directly onto the terrace. The bespoke kitchen is fitted with high-gloss cabinetry, premium integrated appliances, a substantial central island with wine storage and elegant copper pendant lighting. A well-appointed utility room provides additional practical space. The accommodation has been thoughtfully arranged, with four well-proportioned bedrooms situated on the ground floor. Two bedrooms benefit from stylish en suite shower rooms, while the remaining bedrooms are served by an interconnecting shower room. A practical cloakroom completes the layout.

A staircase rises to the private first floor, which is dedicated to the luxurious principal bedroom suite, creating a peaceful retreat with skylights, fitted storage and a contemporary en suite shower room.



The exterior has been designed with entertaining and relaxation in mind. A spacious paved terrace extends to a magnificent purpose-built bar with bi-fold doors, creating a seamless indoor-outdoor social space. Adjacent is a dedicated wellness area featuring a swim spa set within contemporary decking. The grounds also include a separate professional office and a generous garage, currently utilised as a home gym. Beautifully landscaped gardens are enclosed by mature hedging and enjoy breathtaking views across the surrounding countryside. The property is approached via a sweeping driveway providing ample parking.

Willow Barn enjoys a rural position on Shorne Ifield Road, lying between the sought-after villages of Shorne and Cobham. Shorne offers a parish church, village hall, public houses and convenience shopping, while Cobham provides further everyday facilities. More extensive shopping, leisure and cultural opportunities are available in Gravesend and Rochester, with Bluewater Shopping Centre also within easy reach.

The area benefits from a strong choice of schools, including Shorne Church of England Primary School, Cobham Hall, King's School Rochester and Rochester Independent College, together with highly regarded grammar schools such as Gravesend Grammar School, Sir Joseph Williamson's Mathematical School and Rochester Grammar School.

Postcode region: DA12

General

Local Authority: Gravesham Borough Council
Services: Mains electricity, water and drainage.
Council Tax: Band G
EPC Rating: E

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

2,168 sq ft (202 sq m)
Open plan living space
5 bedrooms
3 bathrooms
Garage/gym
Garden rooms
Freehold
Village

Guide price £1,250,000



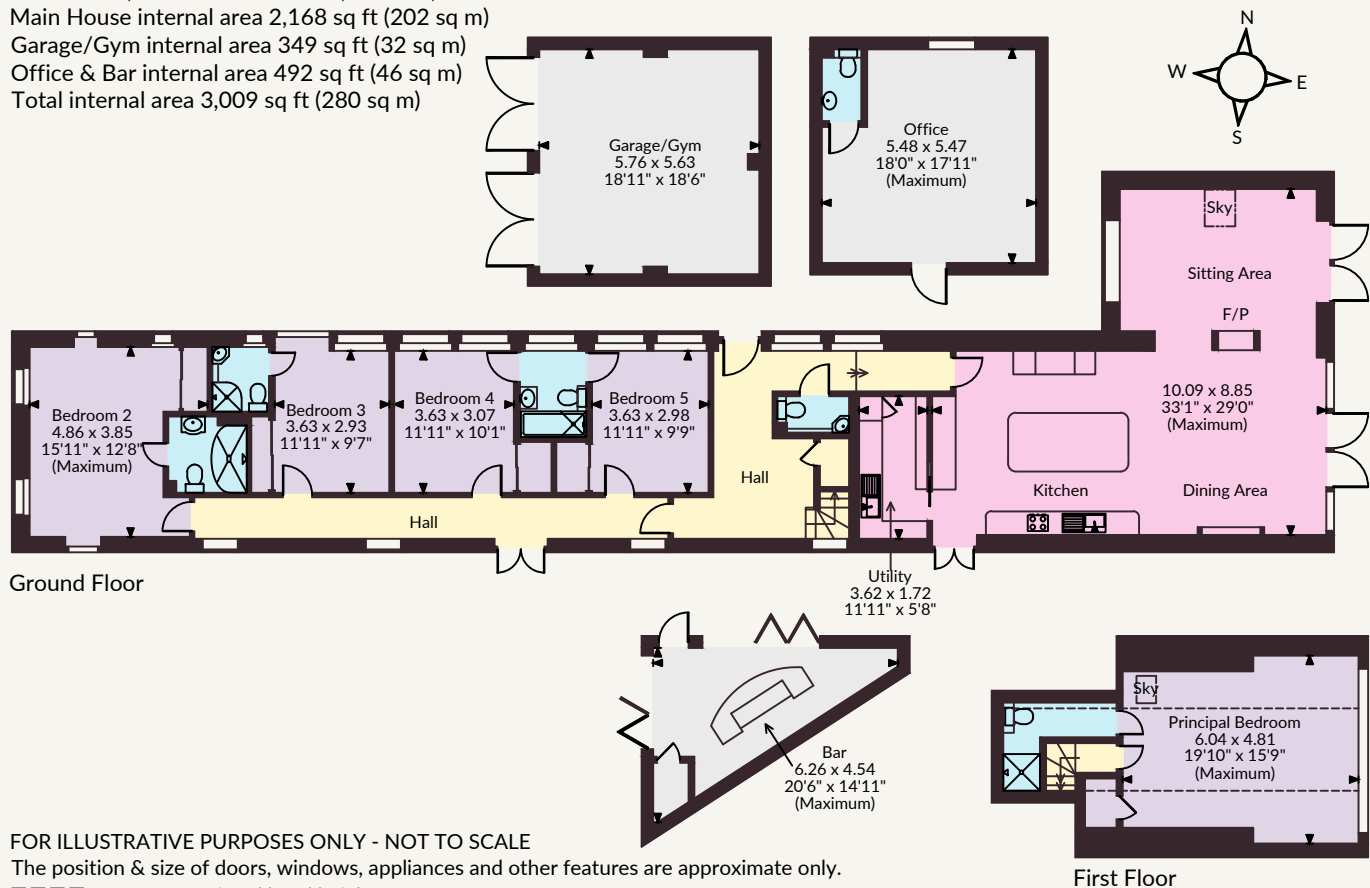
Ifield Farm, Shorne Ifield Road, Shorne, Gravesend

Main House internal area 2,168 sq ft (202 sq m)

Garage/Gym internal area 349 sq ft (32 sq m)

Office & Bar internal area 492 sq ft (46 sq m)

Total internal area 3,009 sq ft (280 sq m)



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