



The Grange and Barn End Cottage

Kenfield, Petham, Kent



BNP PARIBAS GROUP 

An extremely versatile house and cottage created from the conversion of a picturesque former farmstead

A stunning period barn conversion home, set in a peaceful rural position to the south of Canterbury. Originally a granary for the neighbouring farm, the property retains beautiful original details and features extensive accommodation whilst benefitting from a self-contained cottage, ideal as an annexe or rental property.



4 RECEPTION ROOMS



**4 BEDROOMS
4 BATHROOMS**



3 BEDROOM COTTAGE



**GARAGE/
DRIVEWAY**



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



5,273 SQ FT



**GUIDE PRICE
£1,450,000**



The property

The Grange and Barn End Cottage occupy a picturesque range of period farm buildings providing extremely versatile accommodation arranged around a large open courtyard with view across parklike gardens to farmland beyond. Listed Grade II, the house and cottage are immersed in the tranquil surrounds of the garden and farmland beyond.

The Grange

Set beneath a spacious covered porch the front door opens to an entrance hall with a tiled floor. Beyond, the open plan layout of the central range links the two wings of the building and provides an impressive kitchen and dining/family room at the heart of the home. This fantastic space is the perfect hub for day-to-day family life with a vaulted ceiling and exposed brick and flint walls.

The kitchen is arranged around a vast island providing both a practical and sociable arrangement with an

open outlook to the courtyard and gardens. There is ample space for a large table, as the room is currently arranged, as well as for a sitting area if desired.

The beautiful, thatched wing of the house is home to a comfortable sitting room and a generous double aspect drawing room. Both showcase the fabulous timber-framed structure of the building, and French doors from the drawing room open to the gardens at the side of the house.

A useful utility room and a cloakroom are set off a reception hall from which stairs rise to three bedrooms. The principal bedroom is a dramatic, vaulted space with exposed beams and an en suite bathroom. The remaining bedrooms are comfortable rooms, full of character and served by a shower room.

A fourth bedroom is situated on the ground floor with a Jack and Jill bathroom providing a versatile guest or accessible bedroom suite.









The Grange (continued)

To the end of the other wing is a fantastic garden room or studio, fully glazed to the rear elevation and lit from above by roof lights. A door gives access to the garage, a store, cloakroom and the covered porch in turn.

A spiral staircase rises to a mezzanine study space and store room beyond. Two inter linking attic rooms and en suite bathroom give further potential and a further staircase returns to the hall

Barn End Cottage

Located, as its names suggests, at the end of the thatched barn; the cottage is a self-contained property spacious enough to provide a comfortable home for family. It has also operated as a holiday let or could provide longer term rental income.

The cottage provides well presented accommodation, comprising a generous sitting room and kitchen with three double bedrooms, a family bathroom, and a shower room.



Barn End Cottage



Barn End Cottage



Barn End Cottage



Barn End Cottage



Outside

The Grange is approached via an in and out driveway which sweeps around an expanse of lawn giving plenty of parking space in front of the covered porch/carpport and garage. A further garage sits closer to the entrance to the drive.

The gardens stretch away from the house and are laid to lawn interspersed with mature trees giving a parklike vista to the farmland beyond. The mature setting provides a peaceful backdrop to the house. There is a green house and orchard as well as a wildlife pond.

Close to the house, the sheltered courtyard provides a fantastic spot in which to relax or entertain.

A rear drive leads to Barn End Cottage where there is a garage and parking. In front of the cottage is a terrace which also enjoys views across the garden.

Location

The Grange and Barn End Cottage are in a beautiful rural setting, surrounded by the stunning rolling countryside of the Kent Downs National Landscape and between the villages of Petham and Chartham.

Petham has a local primary school and a village hall, while further everyday amenities can be found in Chartham, including a local shop, a doctors' surgery and a village pub. Historic Canterbury is less than five miles to the north, with its excellent selection of shops, supermarkets, leisure and cultural facilities, as well as a variety of superb educational establishments.

The property is well connected by road, with the A2 providing access to the M2, while Canterbury West station provides services to London St Pancras in less than an hour. The area has good access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Petham 1.3 miles
- Chartham 1.4 miles
- Chilham 3.7 miles
- Canterbury 4.5 miles
- Ashford 12 miles

Nearby Stations

- Chartham
- Chilham
- Canterbury West

Key Locations

- Howletts Wild Animal Park
- Simpsons Wine Estate
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- Westgate Gardens
- The Marlowe Theatre

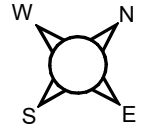
Nearby Schools

- Chartham Primary School
- Petham Primary School
- Various other village primary schools
- Simon Langton Grammar Schools
- St Anselm's School
- The King's School, Canterbury
- St Edmund's School
- The Worthgate School
- Kent College

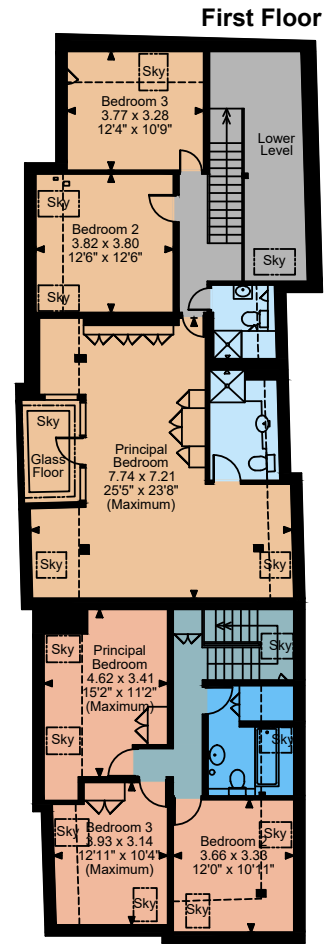




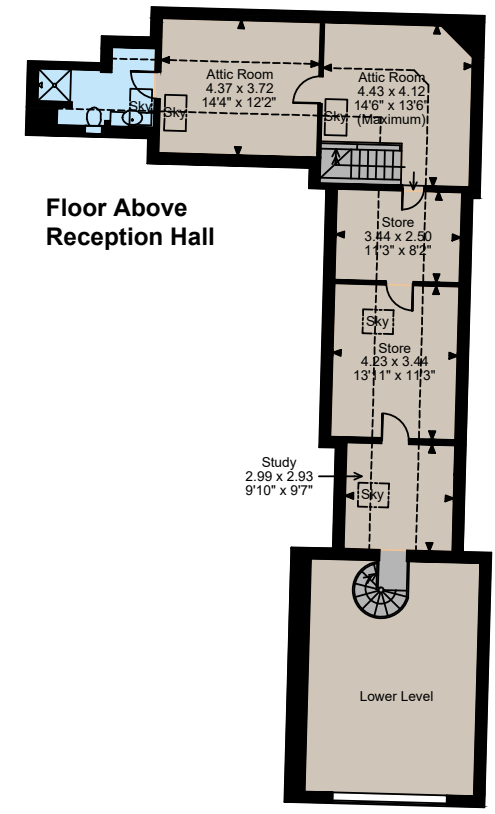




Ground Floor Cottage



Cottage



Floor Above Reception Hall

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 4,063 sq ft (378 sq m)
Garage internal area 626 sq ft (58 sq m)
Shed internal area 143 sq ft (13 sq m)
Cottage internal area 1,210 sq ft (112 sq m)
Total internal area 6,042 sq ft (561 sq m)
For identification purposes only.

Directions

CT4 5RN

what3words: ///pilots.clustered.reshape - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: Mains electricity and drainage. Private borehole water. Oil heating.

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

Council Tax: The Grange - Band G; Barn End Cottage - Band D

EPC Rating: E

Planning: Prospective purchasers should make their own enquiries of Canterbury City Council

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

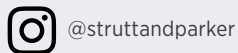
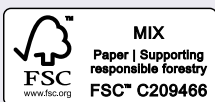
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Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com



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