



The Barn

Mersham, Kent

A striking detached 4-bedroom barn conversion in a peaceful, rural setting in Kent

A spacious property featuring well-proportioned rooms over two storeys, beautifully presented level gardens, three outbuildings within the grounds, and an adjacent field with a playground area and wildlife pond. The property is set in an idyllic location and, being less than three miles from the M20 motorway network, is perfect for commuters.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OUTSIDE



ABOUT 2.26 ACRES



FREEHOLD



RURAL/VILLAGE



2,541 SQ FT



GUIDE PRICE £1,250,000

The property

This conversion of a traditional barn retains the character and charm of its origins, with a red-brick and black timber exterior and exposed beams, complemented by quality fittings and features throughout. The property offers more than 2,500 sq ft of light-filled accommodation arranged over two floors.

The reception hall is well-proportioned and well-lit, with full-height windows flanking the main entrance. This versatile space provides ample capacity for dining, study, or informal seating arrangements. Glazed double doors lead to the spacious sitting room, which benefits from windows on three elevations and features a contemporary fireplace set into the chimney breast.

The kitchen/dining room has marble-patterned flooring and is fitted with a range of wall and floor units with grey work surfaces and includes a double oven and hob. There is ample space for a large dining table.

A staircase rises from the reception hall to the landing, which offers potential for use as a library or study area.

The generous principal bedroom, with windows on three sides, features exposed beams, a triple wardrobe, and an en suite shower room with a generous walk-in shower enclosure. The three additional bedrooms are all well-proportioned and share access to the family bathroom, which is fitted with a bath and separate walk-in shower.









Outside

Electric hardwood double gates open to the gravelled driveway that leads between The Barn and the wildlife pond to a parking area for several vehicles.

Adjacent to The Barn is a gravelled seating area with a large central water feature. An adjoining outbuilding fitted with an outdoor bar makes this a perfect, sheltered spot for entertaining. The garden is bounded by a stone wall and lawns that wrap around the property, bordered by mature herbaceous beds in calming lavender and lilac shades, with a corner seating area and further outbuildings for garden storage.

The wildlife pond - with water lilies, grasses and a wooden bridge to an island - is also home to a hexagonal floating house for ducks. A bark-chipped play area nearby is one of the safe spaces for children to let off steam, along with the mini-football pitch currently staked out on the field. A charging station for the robotic lawn mower sits at the edge of the field. For keen cooks and gardeners, there is also a small kitchen garden, with several vegetable beds.

Location

The Barn is set in a rural location and only a mile from the centre of Mersham, a highly desirable and accessible village to the south-east of Ashford, with a traditional pub and village stores. Ashford itself has well regarded independent and grammar schools and a good array of town centre shops. Together, Ashford and Canterbury provide a complete range of recreational, cultural and shopping facilities including theatres, cinemas and the well-regarded Ashford Designer Outlet.

The Kent Downs National Landscape is a just 5 miles away and the High Weald National Landscape around 12 miles, both offering beautiful walks through unspoilt countryside.

Mersham is well situated for commuting to London whilst being near enough to the Channel Tunnel to drive to France for lunch. The nearby M20 (Junction 10) gives good road access, and Ashford International offers High Speed rail services to London St Pancras from around 36 minutes.



Distances

- Ashford 6 miles
- Bethersden 6.2 miles
- Tenterden 10 miles
- Eurotunnel Terminal 14 miles
- Canterbury 17.4 miles
- Maidstone 19 miles
- Port of Dover 20.6 miles

Nearby Stations

- Ashford International

Key Locations

- Kent Downs AONB
- Godinton House & Gardens
- Colonel Stephens Railway Museum
- Tenterden
- Ashford Designer Outlet
- Leeds Castle
- Bodiam Castle
- Dover Castle

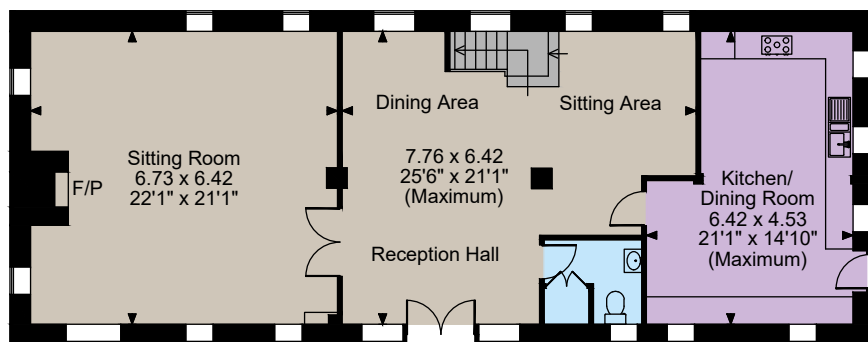
Nearby Schools

- Mersham Primary School
- Ashford School
- Benenden School
- Bethany School
- Cranbrook School

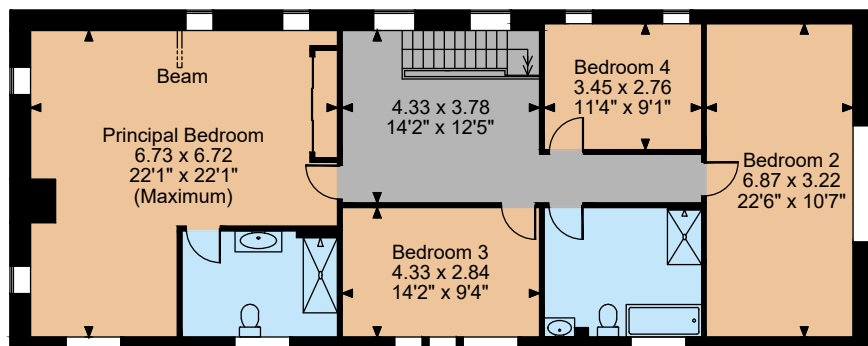








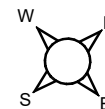
Ground Floor



First Floor

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

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Floorplans

Main House internal area 2,541 sq ft (236 sq m)
Outbuildings internal area 1,092 sq ft (102 sq m)
Total internal area 3,633 sq ft (338 sq m)
For identification purposes only.

Directions

TN25 7HE

What3Words: ///ownership.strain.pine - brings you to the driveway

General

Local Authority: Ashford Borough Council

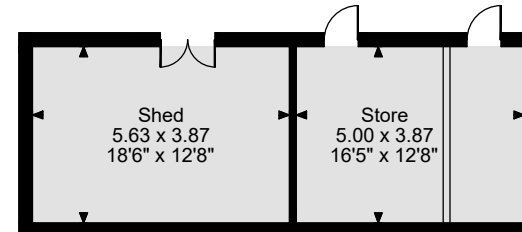
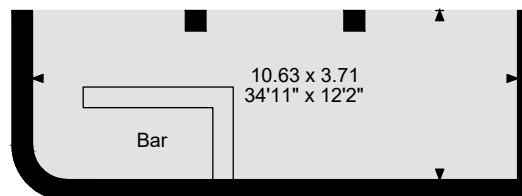
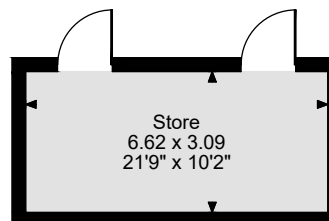
Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil heating.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

EPC Rating: D

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



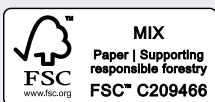
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