



Bois Barn

Mundy Bois Road, Egerton, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A luxuriously appointed, newly converted home offering stunning living spaces

A beautifully designed modern barn-style home offering luxurious, light-filled open-plan living in a peaceful rural setting close to the villages of Egerton and Pluckley. Newly converted, the property combines understated contemporary style with generous proportions and attractive surroundings, while the vibrant town of Ashford and its excellent transport connections are conveniently within easy reach.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DRIVEWAY



ABOUT 1.25 ACRES



FREEHOLD



RURAL



3,093 SQ FT



GUIDE PRICE £1,300,000



The property

Bois Barn is a stunning contemporary home created from the conversion of a substantial agricultural building. Set in the surroundings of a former farm, the property enjoys a rural position on the edge of the village of Egerton with views over the surrounding countryside. Thoughtfully conceived, the accommodation occupies three original ranges which come together around a central reception hall and across a single, spacious floor providing great flexibility and an appealing, easy lifestyle.

The smart front door is flanked by Crittall-style glazing and a full height opaque glazed wall to the rear, flooding the entrance hall with natural light. The style and quality of the property is felt immediately.

The centrepiece of the barn is the open plan, 46ft family/kitchen/dining room which is double aspect with bi-fold doors stretching across one wall. With a vaulted ceiling and exposed concrete trusses, the space has a soft industrial feel enhanced by luxurious herringbone flooring and a chic bespoke

contemporary kitchen with a large central island and meticulously planned storage with quartz worktops and integral Bosch appliances. The utility room provides useful further space for storage and laundry.

Across the hall is a sitting room, another substantial, airy space in which to relax, with carpeted floor and bi-fold doors to the garden, providing an excellent balance in conjunction with the open plan.

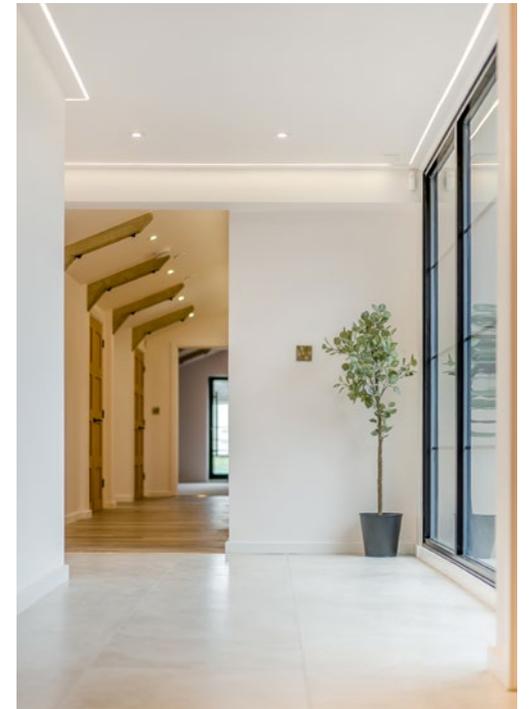
Three of the bedrooms occupy the rear range, including the principal bedroom with an access door and view to the garden, a dressing room and beautifully appointed en suite shower room. There are two further equal sized en suite bedrooms set off a wide corridor, which benefits from useful fitted storage cupboards.

An inner hall leads to the fourth bedroom and the family bathroom, which has both a shower and freestanding bath. There is also a study which could provide a fifth bedroom. This area of the barn has potential to provide a more separate suite if desired.











Outside

Bois Barn has a right of way over the drive leading to the property with a five-barn wooden gate opening to the gravel driveway at the front of the house.

Gravel terracing continues around the house, while there is also an area of timber decking for al fresco dining. There is a large area of lawn to the front of the house providing a blank canvas for future landscaping if desired. The garden has been carefully planted with a 16-tree orchard, comprising apples, plums, pears and cherries.

The remainder of the land provides a level fenced paddock.

Eco-credentials

Designed with sustainability and efficiency in mind, the property benefits from photovoltaic solar panels, an air source heat pump, MVHR, and zoned underfloor heating and cooling to reduce energy costs. Smart lighting and pre-installed network cabling with access points complete this highly future-ready home.

Location

The village of Egerton provides a range of local amenities, including a store with Post Office, pub, primary school, church and village hall. The award-winning Frasers restaurant is a short distance from the property.

Between them, nearby Pluckley, Lenham, Charing, Smarden and Headcorn provide railway stations, GP surgeries, dentists, butchers, bakers, farm shops, newsagents and small supermarkets together with several pubs and eating establishments. Further afield, Ashford, Maidstone, Tenterden and Canterbury provide more comprehensive facilities and amenities.

Commuter trains operate from nearby Headcorn with services to London Bridge, Cannon Street and Charing Cross with journey times from 58 minutes. Headcorn also offers services to Ashford International for connecting to the High-speed service to London St Pancras from 36 minutes. The M20 is easily reached at junction 8 or 9, for fast access to the Channel Tunnel, airports and the national motorway network.



Distances

- Egerton 1.3 miles
- Headcorn 5.3 miles
- Ashford 8.9 miles
- Tenterden 11 miles
- Maidstone 16.6 miles
- Canterbury 20 miles

Nearby Stations

- Headcorn (Ashford International from 14 minutes)
- Pluckley
- Ashford International (London from 36 minutes)

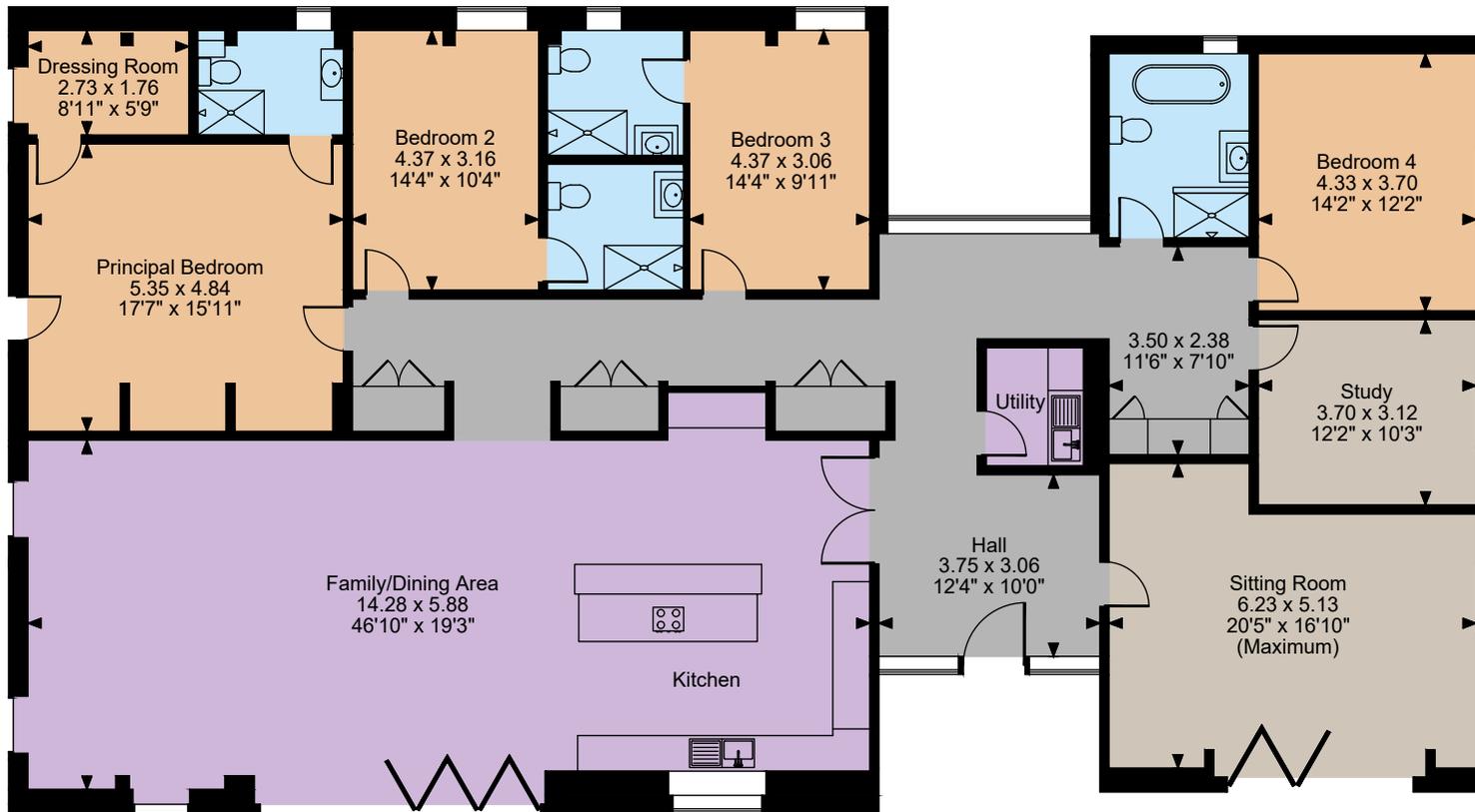
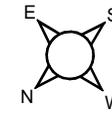
Key Locations

- Kent Downs National Landscape
- Leeds Castle
- Greensand Ridge
- The Pilgrims Way

- Kent Life
- Mote Park
- Canterbury Cathedral

Nearby Schools

- Egerton Primary School
- Sutton Valence Preparatory and Senior Schools
- Cranbrook School
- Dulwich Preparatory School, Cranbrook
- Homewood School and Sixth Form, Tenterden
- Local village primary schools
- Secondary and grammar schools in Ashford and Maidstone
- Headcorn station provides access to Tonbridge and Sevenoaks schools.



Ground Floor

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

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Floorplans

House internal area 3,093 sq ft (287 sq m)

For identification purposes only.

Directions

TN27 9ER

what3words: ///treaty.begin.bulky - brings you to the property.

General

Local Authority: Ashford Borough Council

Services: Mains water and electricity. Sewage treatment plant with safe water outflow. Air source heat pump and mechanical heat source recovery system (MVHR). The property is fitted with solar panels and has zoned underfloor heating & cooling.

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

Council Tax: Not yet available

SAP EPC Rating: Not yet available

Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council

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

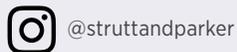
Canterbury

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