

Barton Farm
Aldington



Strutt
& Parker

Land and property. Since 1885.



2,743 sq ft (255 sq m) | Freehold
5 reception rooms | 3 bedrooms and 2 bathrooms
2 Bedroom barn accommodation | Triple garage | Various outbuildings
About 25.4 acres

Guide price £1,500,000

In the spectacular North Downs countryside, a characterful Grade II listed farmhouse with sympathetic enhancements and a beautifully converted barn, together with various agricultural outbuildings, all set in just over 25 acres.

With an attractive façade, featuring tile hung and red brick elevations and distinctive chimney stacks, this appealing farmhouse has origins believed to date to the 16th century. Inside, exposed brickwork, historic timbers and vintage fireplaces, all reference bygone days, whilst interior updates for 21st century living sit agreeably alongside.

Beyond the timeless front door, a vestibule gives access to two reception rooms, both of which enjoy the warming ambience of log-burners. A step change leads into the kitchen, which is centred around a sunshine yellow Aga and is fitted with panelled white cabinetry and Corian surfaces. Extending to the side, a generously proportioned utility room, with back door entry, offers an excellent boot room and laundry space, along with the convenience of a shower room. Two further flexible-use, ground floor rooms currently present as a study and a library, with the first floor comprising three bedrooms, a family bathroom and a cloakroom facility.

Creating a highlight, and a more recent addition, is a stunning garden room which is reached via a timber and glass walkway. With windows to three aspects, this light-filled recreation room showcases its craftsmanship with a vaulted ceiling and exposed rafters and offers a serene spot to relax and take in views.

The revitalization continues in the converted, timber clad barn, which comprises two rooms, a modern shower room and cloakroom, providing a guest retreat or an income stream..

The grounds are pleasantly landscaped and well-maintained, with swathes of lawn, pretty planted beds, designated cultivation zones and solar panels. Paved terracing adjoins the house and barn accommodation offering opportunities for al fresco dining and relaxation, with far reaching views to enjoy.

Beautiful, scenic fields surround the property together with an enchanting wooded area. Extending from the highway to the frontage, triple garage and hard-standing, a lengthy private lane ensures Barton Farm retains the seclusion of a tucked-away setting nestled in picturesque landscape.

Location

The property is situated in the desirable village of Aldington, to the south-east of Ashford, surrounded by rolling countryside and offering numerous outdoor pursuits including rambling around nearby Poulton Wood and beyond. Amenities include a post office, butchers, bakers, public house and primary school. The village hall sits adjacent to the green and there are tennis, football and cricket clubs.

Nearby Ashford has a good range of shops for day-to-day needs as well as some excellent out of town shopping at the McArthur Glen Outlet.

Transport links in the area are excellent, with the M20 a short drive away and offering convenient road connections. Ashford International offers high-speed rail services to London St Pancras (from 36 minutes). The area also provides easy access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: TN25

General

Local Authority: Ashford Borough Council

Services: Mains electricity and water. Private drainage (the vendors advise that the septic tank is compliant with current regulations). Oil fired heating

Council Tax: Band F

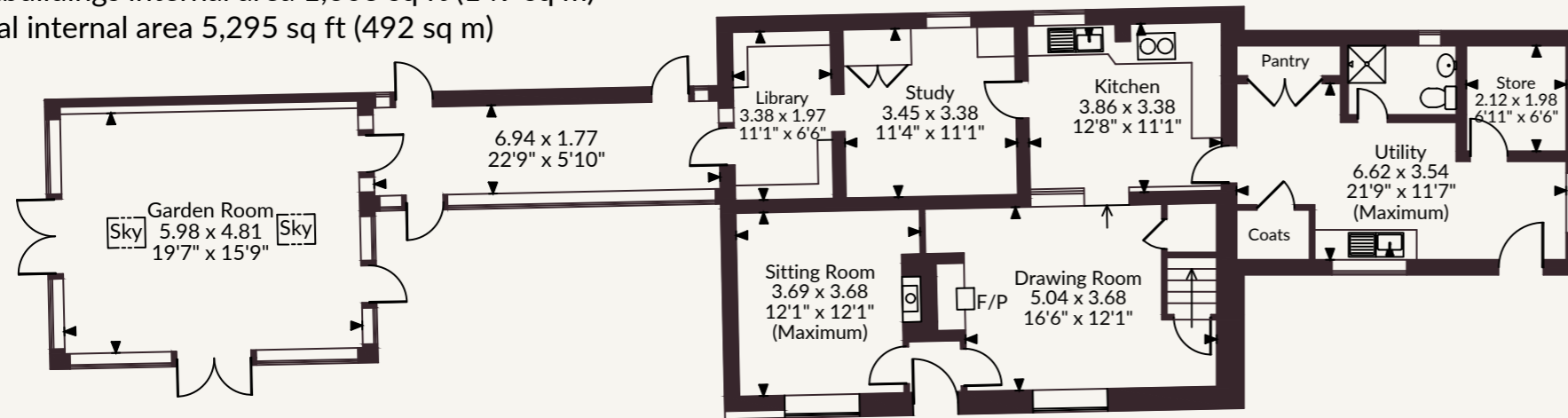
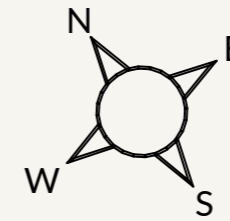
EPC Rating: D

Agents note: There are public footpaths that cross the land owned by Barton Farm.

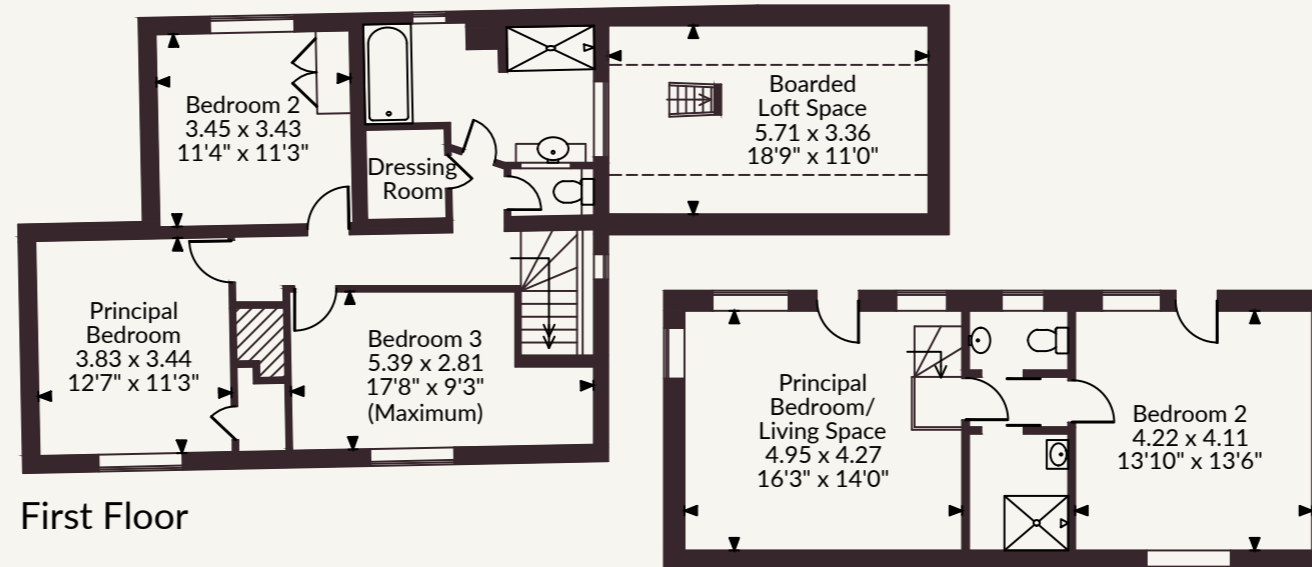
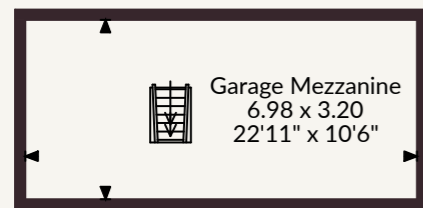
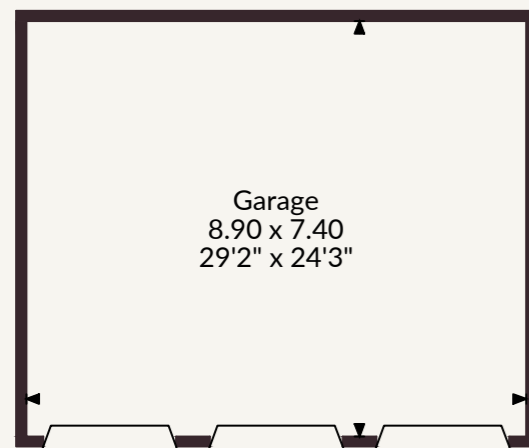
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



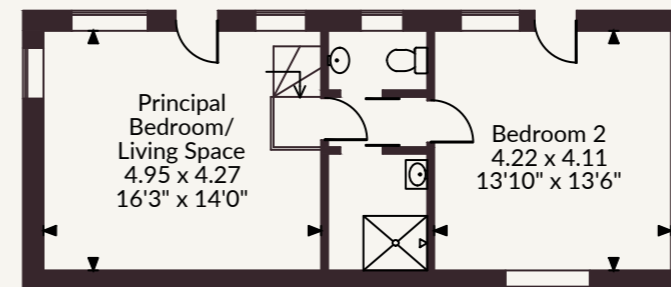
Barton Farm, Aldington, Ashford
 Main House internal area 2,229 sq ft (207 sq m)
 Garage building internal area 949 sq ft (88 sq m)
 The Barn internal area 514 sq ft (48 sq m)
 Outbuildings internal area 1,603 sq ft (149 sq m)
 Total internal area 5,295 sq ft (492 sq m)



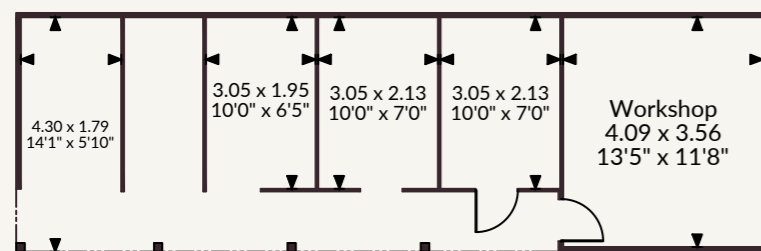
Ground Floor



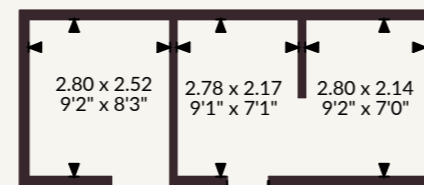
First Floor



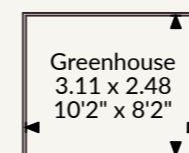
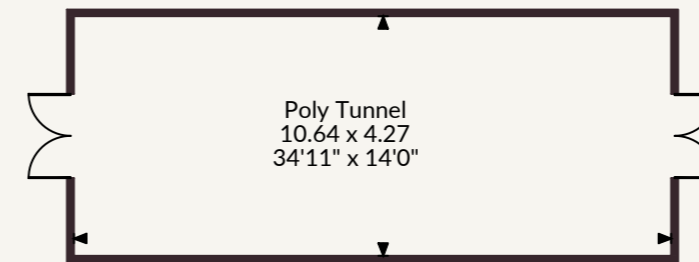
The Barn



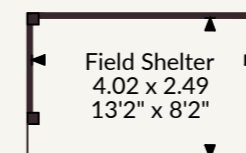
Sheds



Lambing Shed



Greenhouse



Field Shelter

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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