



Gallops Barn










Newlands Road, Charing, Kent



BNP PARIBAS GROUP

A substantial new build barn, beautifully curated with period styling, together with a cottage.

A superb barn conversion set down a long track offering complete seclusion, two miles from the charming village of Charing. With an attached three-bedroom cottage.

 4 RECEPTION ROOMS	 5 BEDROOMS 4 BATHROOMS	 3 BEDROOM COTTAGE
 PARKING AREA	 0.76 OF AN ACRE	 FREEHOLD
 RURAL/ VILLAGE	 5,022 SQ FT	 GUIDE PRICE £1,750,000



The property

A capacious and luxury barn conversion with notable rooms, where soft natural materials and textures imbue a sense of peace and calm. Limed plaster walls and mellow timbers create a period, traditional feel to the rooms, with impressive, vaulted ceilings adding a great sense of volume and space. The barn is divided into a five-bedroom family home and a self-contained three-bedroom cottage, and the location is secluded yet highly accessible.

The centrepiece of the main house is the magnificent reception hall, offering a warm and bright welcome with full-height windows, double doors to front and rear, an impressive, vaulted ceiling and a central staircase leading to the galleried first-floor landing. The main reception room is the 28ft sitting room, which has exposed brickwork and a handsome fireplace fitted with a log-burner; bi-fold doors open to the rear garden. The ground floor also has a useful study, a snug and a formal dining room, which also features a fireplace fitted with a stove.

The stylish kitchen/breakfast room has Shaker-style units, a large central island, an Aga range cooker and integrated appliances, whilst the adjoining utility room provides further space for home appliances and storage.

Upstairs, the bright galleried landing has charming views over surrounding fields, and gives access to five well-presented double bedrooms, including the spacious, luxury principal bedroom with a relaxed seating area, fireplace, dressing room, en suite bathroom with freestanding bathtub and Juliet balcony with remarkable country views. There are two further en suite bedrooms on the first floor as well as a family bathroom with a freestanding nickel-plated roll-top bathtub, and a separate shower unit.











The Cottage

The Cottage is adjoined to the main house but offers a completely self-contained living space with its own private entrance.

The comfortable, well-proportioned sitting room has a fireplace and bi-fold doors to the garden. The kitchen is fitted with a range of wall and base units and appliances. There is a useful cloakroom.

Upstairs, there are three double bedrooms, one with an en suite shower room, and a family bathroom.

Outside

The property is situated approximately half a mile along a singletrack lane.

The gardens are west-facing. A large area of lawn, welcoming plenty of sunlight throughout the day, is dotted and bordered with young trees and shrubs. A sunny patio and gravel terrace sit across the back of both the house and cottage, with seating areas and various planted shrubs and flowering perennials.

At the front of the house there is a parking area for several vehicles, as well as a gravel seating area and a further area of lawn, with border beds and post and rail fencing bordering the gardens and affording views across the surrounding fields.

Location

Charing village benefits from a broad variety of shops, pubs, restaurants, churches, a private health and fitness club, primary school and doctors' surgery. Nearby Canterbury, Maidstone, and Ashford all offer extensive shopping, cultural and leisure amenities and a choice of well-regarded schools in both private and state sectors, including grammar schools.

Transport links are excellent: the M20 gives access to major regional centres and the motorway network, Charing station provides regular services to London Victoria (from 90 minutes) and Ashford International station, provides a 36-minute High Speed link to London St Pancras. The area offers good access to the Continent via the Port of Dover and Eurotunnel.

Distances

- Charing 1.9 miles
- Pluckley 2.8 miles
- Lenham 5.0 miles
- Ashford 7.0 miles
- Maidstone 14 miles
- Canterbury 16 miles
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Nearby Stations

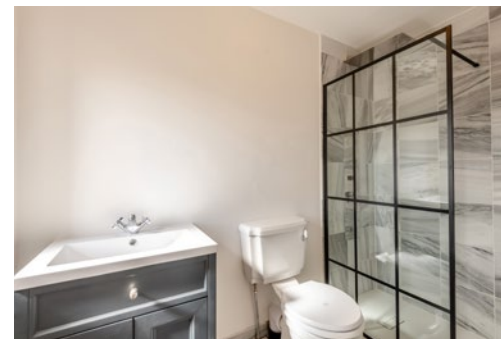
- Pluckley (direct to London Bridge, Waterloo East, Charing Cross)
- Ashford International (high speed link to St Pancras in 36 mins)
- Charing (services to Victoria)

Key Locations

- Kent Downs National Landscape
- Sissinghurst Castle & Gardens
- Canterbury Cathedral
- Ashford Designer Outlet
- Doddington Place Gardens
- Bedgebury National Pinetum

Nearby Schools

- Charing CoE School
- Eastling Primary School
- Goldwyn School
- Highworth Grammar School
- Spring Grove
- Lorenden Prep
- Sutton Valence
- Ashford schools



Floorplans

Main House internal area 3,968 sq ft (369 sq m)

Annexe internal area 1,054 sq ft (98 sq m)

Shed internal area 112 sq ft (10 sq m)

Total internal area 5,134 sq ft (477 sq m)

For identification purposes only.

Directions

TN27 0AR

what3words: ///basics.square.spots - brings you to the property

General

Local Authority: Ashford Borough Council

Services: Mains water and electricity, compliant private drainage and LPG heating.

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

Council Tax: Awaiting confirmation from Ashford Borough Council

EPC Rating: TO BE CONFIRMED

Agent's Note: The vendor awaits building control sign off, LPG certification and a SAP report which are all in hand.

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



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

□ □ □ □ Denotes restricted head height

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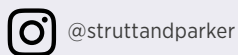
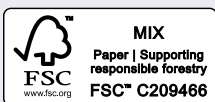
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Canterbury

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

01227 473700

canterbury@struttandparker.com
struttandparker.com



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