



Oak Barn, Pett Lane, Charing, Kent

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BNP PARIBAS GROUP 

Oak Barn

Pett Lane, Charing, Kent TN27 0DS

An attached Grade II* listed barn conversion forming part of an exclusive development, in a convenient location

Charing and station 0.7 mile (London St Pancras from 54 minutes), M20 (Junction 9) 5.3 miles, Ashford International 6 miles (London St Pancras from 36 minutes), M2 (Junction 6) 9 miles, Maidstone 14.4 miles, Canterbury 15 miles

Reception hall with games/sitting room | Study
Family room | Kitchen/dining room | Utility room
Cloakroom | 4 Bedrooms (1 en suite) | Dressing room/bedroom 5 | Family bathroom | Store
Garden | Garage barn with study/playroom over Greenhouse | Shed | EPC D
About 1 acre

The property

Grade II* listed Oak Barn offers almost 3,000 sq ft of light-filled flexible accommodation arranged over three floors. The property combines modern amenities with feature exposed wall and ceiling beams.

The accommodation flows from a welcoming 31 ft reception hall, vaulted to the apex, with feature full-height glazing with external shuttering, exposed brick and wood-lined walls, flagstone and wooden flooring. The space is arranged as games/sitting room and has a door to the terrace. An adjacent inner hall gives access to a well-proportioned study and to a large family room with full height glazing and two doors to the terrace.

The spacious kitchen/dining room adjoins the family room. The kitchen is fitted with a range of wall and base units with wooden worktops, whilst the dining area has doors to the terrace on two aspects. A fitted utility room has a stable door to the terrace, and a useful cloakroom completes the ground floor facilities.

The first floor provides a principal bedroom an en suite bathroom and an inter-connecting dressing room, suitable for use as an additional bedroom if required. There are two further bedrooms and a modern family bathroom. The property's remaining double bedroom, with parquet flooring, window seating, built-in storage and separate storeroom, can be found on the second floor.

Outside

The property is approached over a shared gravelled forecourt with turning circle, which provides private parking and gives access to the detached open-sided double garage barn with workshop in the rear. External steps rising to a vaulted study/playroom above the garage.

The well-maintained wraparound garden is laid mainly to level lawn, with a variety of mature shrubs and specimen trees, including various fruit trees and an extensive herb garden. There is access to the garden from Pett Lane.

There is also a paved front terrace, a vegetable garden with raised beds and greenhouse, a spacious paved and gravelled part-tiled terrace and a tiled terrace with hot tub area.

Location

Charing is popular for its traditional village facilities and benefits from a broad variety of shops, pubs, restaurants, churches, a private health and fitness club, primary school and a doctors' surgery. Nearby, Canterbury, Maidstone and Ashford have an excellent selection of shopping, cultural and leisure amenities and a choice of well-regarded schools in both private and state sectors, including grammar schools.

Transport links are well supported, with the M20 (Junctions 8 and 9) being close by and Charing station providing access to London Victoria and Ashford International stations. Ashford International offers the 36 minute High Speed link to London St Pancras. The area has good access to the Continent.



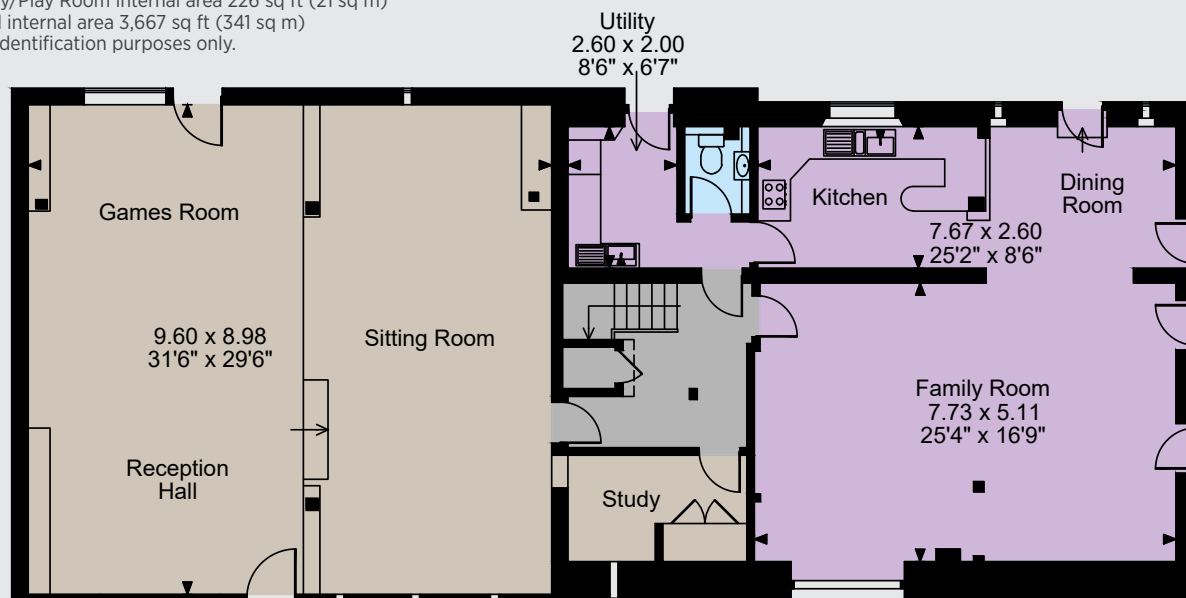
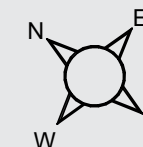




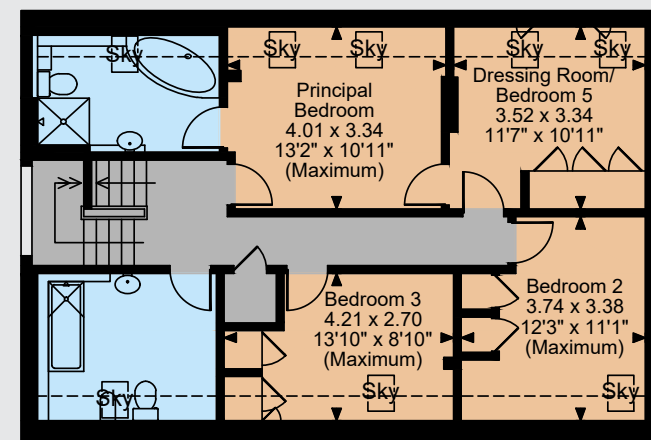




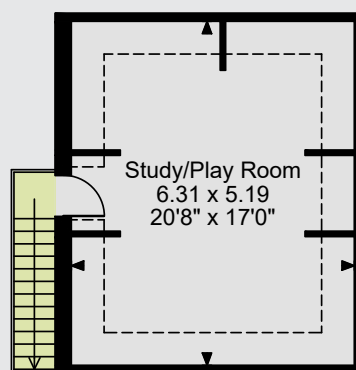
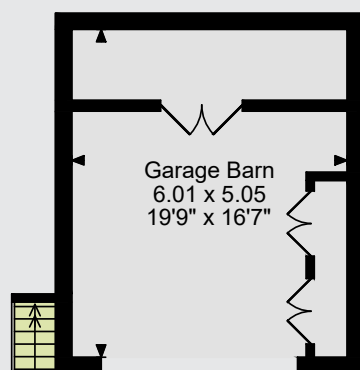
Oak Barn Pett Lane, Charing
 Main House internal area 2,988 sq ft (278 sq m)
 Garage Barn internal area 327 sq ft (30 sq m)
 Shed & Greenhouse internal area 126 sq ft (12 sq m)
 Study/Play Room internal area 226 sq ft (21 sq m)
 Total internal area 3,667 sq ft (341 sq m)
 For identification purposes only.



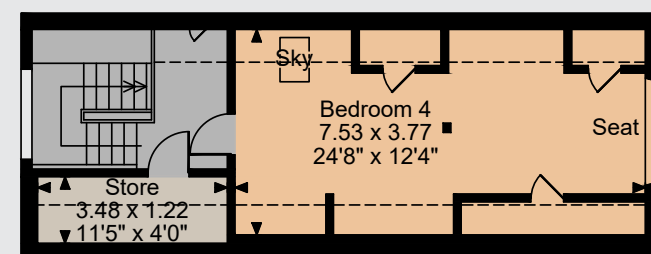
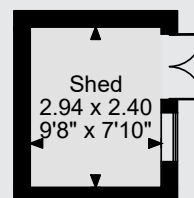
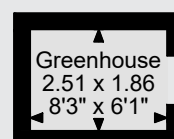
Ground Floor



First Floor



Garage First Floor



Second Floor

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

□ □ □ □ Denotes restricted head height

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Directions

From Canterbury: Join the A28, towards Ashford. At Chilham continue straight ahead onto the A252 just after Chilham station and pass through Molash and Challock. As you descend the hill towards Charing, turn left into The Hill, then turn left onto Pett Lane. Continue on Pett Lane for approximately 0.6 mile and the property will be found on the left shortly after passing Pett Place.

General

Local Authority: Ashford Borough Council

Services: Mains gas, electricity and water. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Gas heating.

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

Council Tax: Band F

Tenure: Freehold

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

Guide Price: £895,000

Canterbury

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

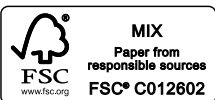
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