

East Barn
Renville, Bridge



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& Parker

Land and property. Since 1885.



A substantial and exquisitely finished barn conversion offering high-specification and contemporary living with original character features, set within extensive landscaped gardens in a desirable rural position near Bridge.

East Barn is a semi-detached red-brick barn conversion, combining striking traditional elevations with an expansive, light-filled interior. The property balances original character, such as exposed oak beams and vaulted ceilings, with modern luxury and elegant styling.

The welcoming entrance hall leads to the primary living spaces, where the heart of the home is a spectacular open-plan kitchen and sitting area. The bespoke kitchen features a large central island, premium integrated appliances and a range cooker. Bi-fold doors open seamlessly from the sitting area, with its contemporary fireplace, onto the garden terrace, creating an ideal setting for both everyday living and large-scale entertaining.

The ground floor also includes a generous formal sitting room centred around a brick inglenook fireplace with a wood-burning stove, together with a separate refined dining room. A utility room and guest cloakroom provide further practicality.

On the first floor, the principal bedroom is a luxurious retreat with a vaulted ceiling and a unique mezzanine level housing a bespoke copper bathtub together with a separate en suite shower room. The suite is further enhanced by two private dressing rooms. There are four additional well-proportioned bedrooms and a family bathroom, including a second bedroom with en suite and dressing room, all thoughtfully designed to showcase the barn's exposed timber structure. A paddle staircase rises to a substantial hobby room on the second floor.

The property is approached via a gravel driveway providing ample parking and access to a substantial detached triple garage with EV charger.

The gardens have been beautifully landscaped to create areas to relax and unwind in whilst imbuing a great sense of country living, featuring a large, tiered stone patio with an ornamental pond and pergola for al fresco dining. Beyond the formal lawn are mature borders and a productive kitchen garden with raised beds, a fruit cage, and a greenhouse.

The grounds also benefit from a secluded hot tub area with a summerhouse and various storage sheds. There are beautiful rural views over the low hedge at the bottom of the garden.

3,660 sq ft (340 sq m) | Freehold
3 reception rooms | 5 bedrooms and 3 bathrooms
Triple garage | Beautifully landscaped gardens | About 0.6 of an acre

Guide price £1,400,000

Location

East Barn is set in the peaceful rural hamlet of Renville, close to the sought-after village of Bridge and just a few miles south of Canterbury. Bridge itself offers an excellent range of day-to-day amenities including a village shop, post office, doctors' surgery, primary school, pubs including the popular The PIG at Bridge Place, and cafés, all centred around a traditional village green, while the coastal towns of Whitstable and Herne Bay are also within easy reach.

More extensive shopping, cultural and leisure facilities are available in nearby Canterbury, with its vibrant city centre, extensive retail offering, restaurants, theatre and historic cathedral.

The area is particularly well served for schooling, with a wide selection of highly regarded state and independent options including the Simon Langton Grammar schools, The King's School Canterbury, Kent College and St Edmund's School.

Transport connections are excellent, with easy access to Canterbury East and Canterbury West stations. High-Speed commuter services to London St Pancras run from Canterbury West with journey times of under an hour. The nearby A2 offers convenient road links to the M2, M20 and wider Kent and national motorway network, making this a well-connected yet peaceful rural setting. There is good access to Continental Europe via Eurotunnel and the Port of Dover

Postcode region: CT4

General

Local Authority: Canterbury City Council

Services: Mains electricity, gas and water. We understand that the private septic tank drainage at the property complies with the relevant regulations. Gas heating.

Council Tax: Band G

EPC Rating: C

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



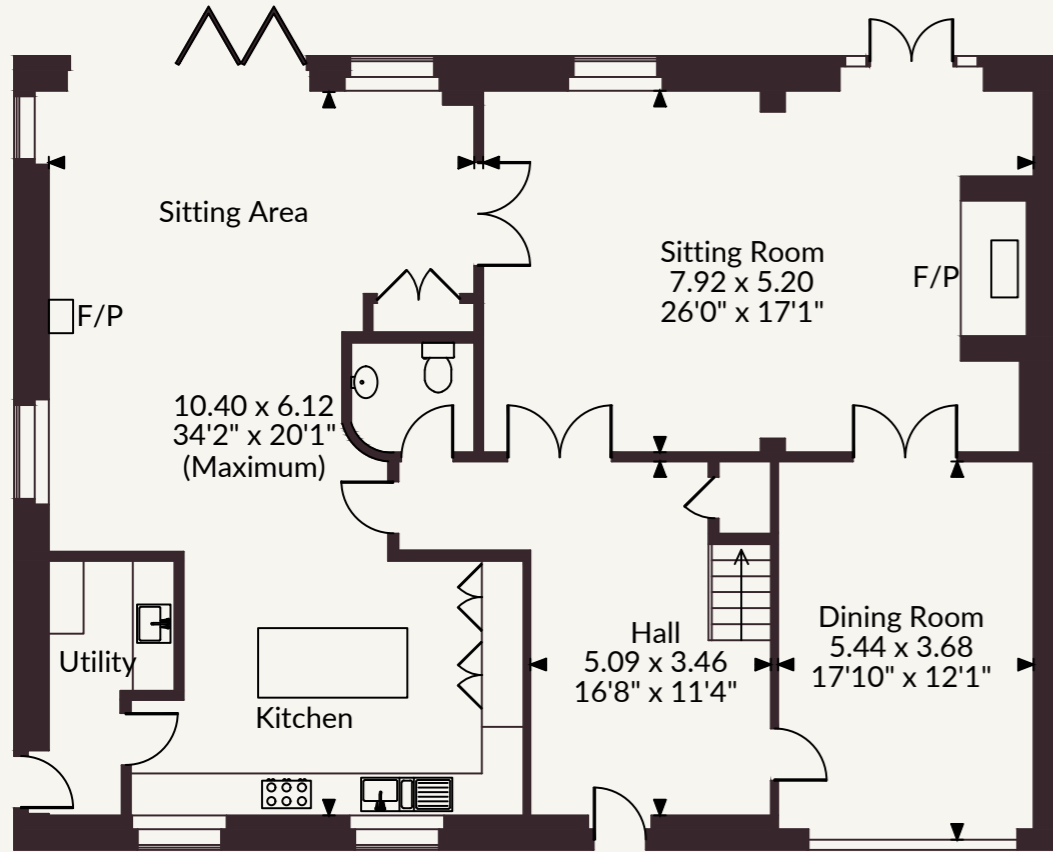
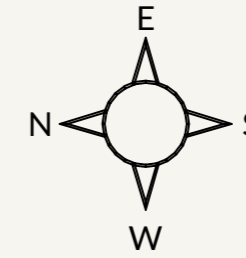
East Barn Renville, Bridge

Main House internal area 3,660 sq ft (340 sq m)

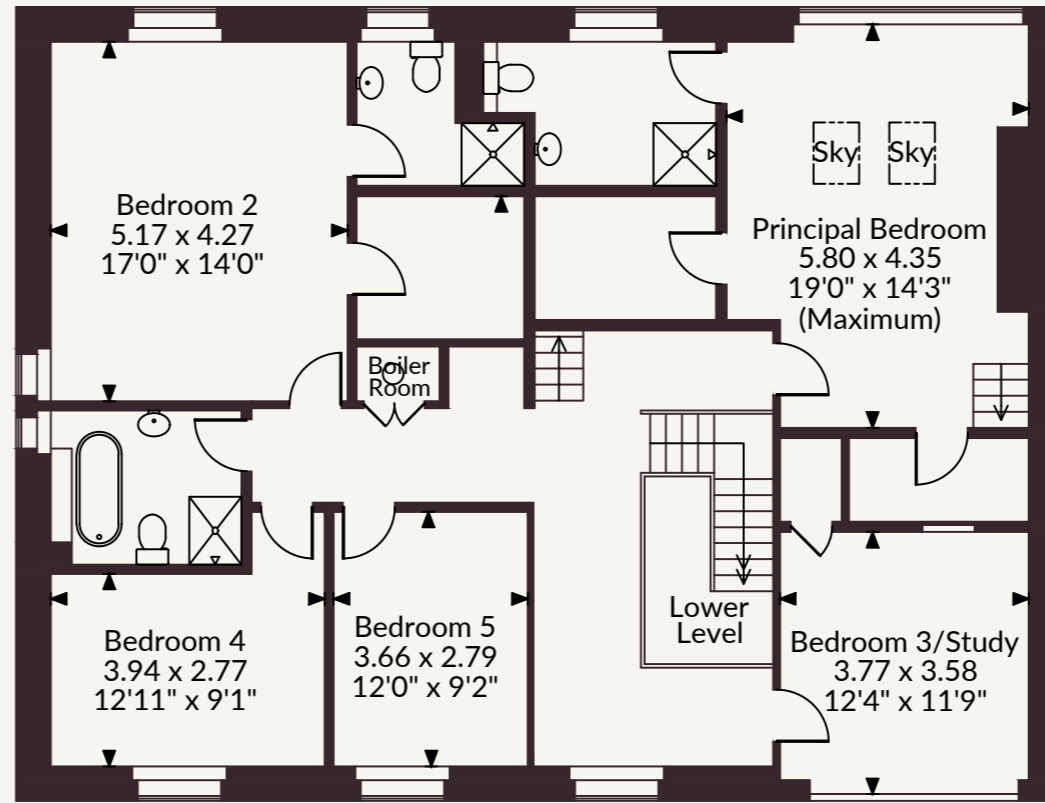
Garage internal area 618 sq ft (57 sq m)

Outbuilding internal area 220 sq ft (20 sq m)

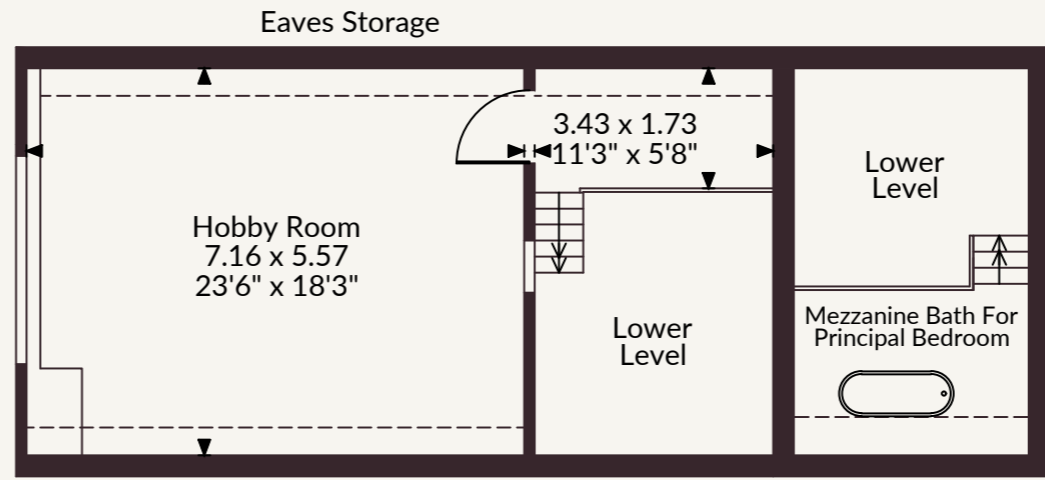
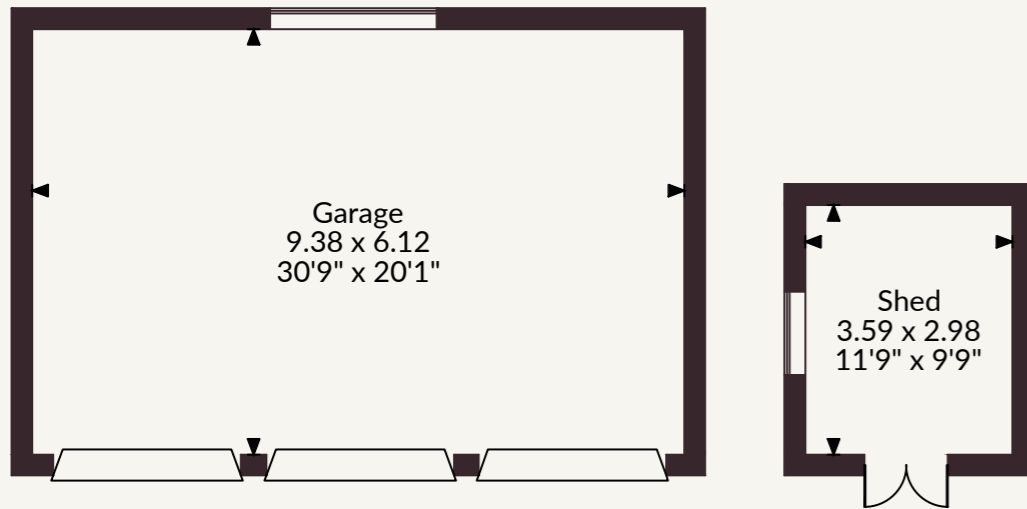
Total internal area 4,498 sq ft (418 sq m)



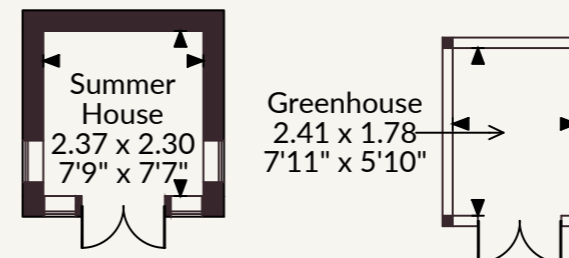
Ground Floor



First Floor



Second Floor



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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