Barlings
Egerton

Strutt & Parker

Land and property. Since 1885.

4,173 sq ft (387 sq m) | Freehold
4 reception rooms | 6 bedrooms and 3 bathrooms
Triple garage with games room over | Tennis court | About 10.6 acres

Guide price £1,650,000

A charming 18th century family home, Grade II listed, with warm, welcoming rooms together with commanding rural views. The grounds total just over 10 acres, complete with a triple garage with games room and an astroturf tennis court.

Barlings stands sentinel at the top of its 10 acres with remarkable views over the Weald. Located on the edge of Egerton village, the property is set within beautiful grounds and approached over a long sweeping drive.

The front door opens into a generous central reception hall leading to the large double-aspect sitting room with an impressive inglenook fireplace. A drinks cabinet is tucked behind the fireplace and French doors open to the south-facing terrace. The formal dining room sits opposite with mullioned openings to the well-proportioned kitchen/breakfast room, fitted with bespoke wooden cabinetry and a traditional Aga. Both rooms at the front of the house have outstanding views.

There is also a cosy family room with fireplace, and a conservatory with views across the gardens. A fitted utility room offers further practicality.

The upper floors provide flexible family accommodation. The first floor comprises four well-proportioned bedrooms, including a principal bedroom with a dressing room and en suite bathroom, and a family bathroom with shower. The second floor offers two further bedrooms (one with en-suite shower room) together with extensive loft storage..

A spacious lawned area with a summer house offers the ideal spot for large family gatherings and summer games, together with a substantial field.

Formal gardens wrap around the house and are divided into a series of outdoor rooms with yew hedging and stone walls, whilst mature specimen trees and ponds serve as a wildlife haven, imbuing a great sense of peace and calm.

The driveway provides ample parking and leads to a detached triple garage, above which is a substantial games room of approximately 27 ft, suitable for a variety of uses including a home office or studio.

Additional outbuildings include a tool shed and log store, while an astroturf tennis court and the surrounding grounds enjoy a high degree of privacy and views across the Kent countryside. There is a further field to the north.

Location

The property lies in a peaceful position on the outskirts of the sought-after village of Egerton, surrounded by attractive countryside in the heart of the Garden of England. The village offers a range of local amenities including a village shop, public house, parish church and primary school, while more extensive facilities are available in the nearby town of Ashford, approximately nine miles to the east, providing a comprehensive selection of shops, supermarkets and leisure amenities.

The area is well regarded for schooling, with a number of highly regarded independent schools nearby including Sutton Valence School, Ashford School and Benenden School, together with a selection of well-regarded state schools.

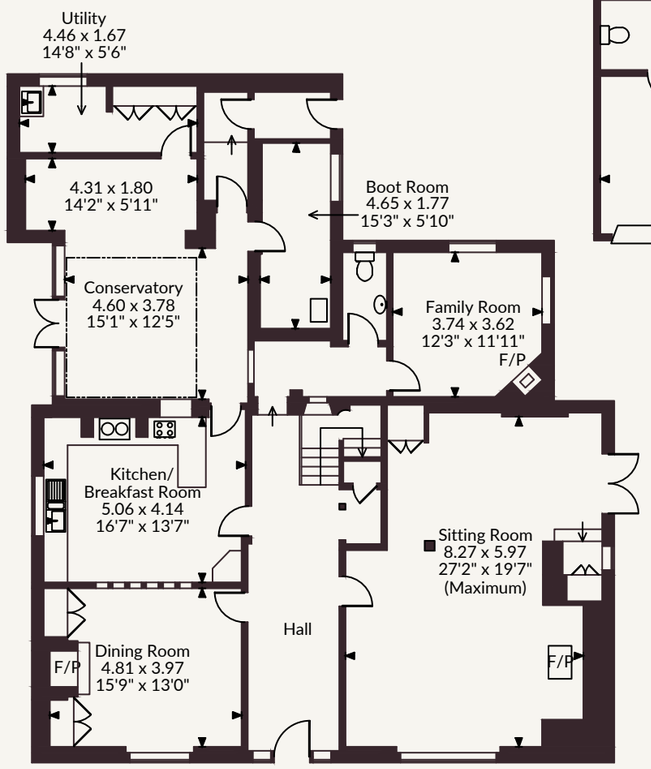
Communications are convenient, with Pluckley railway station, approximately four miles away, providing regular services to London Bridge and London Charing Cross, together with access to the High Speed service to London St Pancras via Ashford International. The nearby M20 offers access to London, the Channel Tunnel and the wider motorway network.

Postcode region: TN27

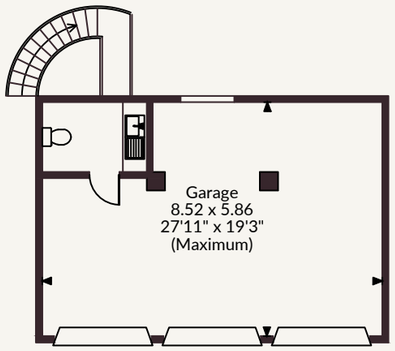
General

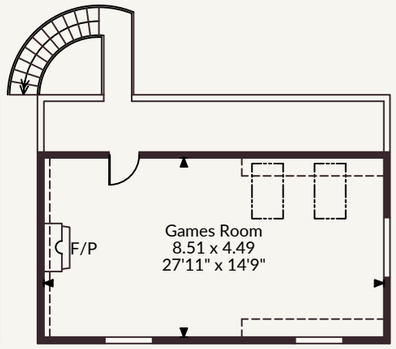
Local Authority: Ashford Borough Council
Services: Mains electricity and water, oil-fired heating, private drainage (we believe the system may be compliant, but a purchaser may wish to upgrade in order to futureproof).
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Barlings Stone Hill Road, Egerton
Main House internal area 3,803 sq ft (353 sq m)
Garage internal area 537 sq ft (50 sq m)
Studio Annexe internal area 370 sq ft (34 sq m)
Outbuilding internal area 350 sq ft (33 sq m)
Total internal area 5,060 sq ft (470 sq m)

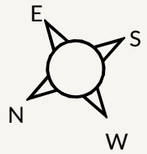


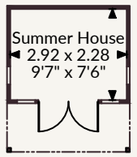
Ground Floor

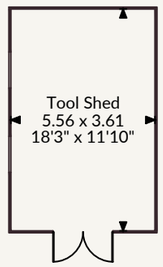


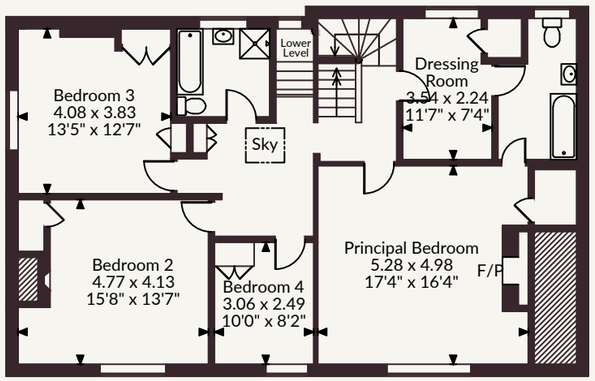


Floor Above Garage

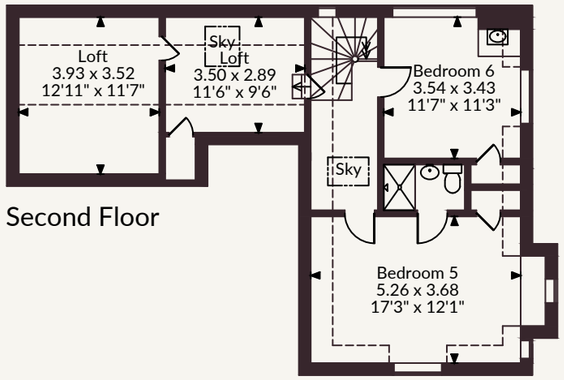








First Floor



Second Floor

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Denotes restricted head height

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