



Barton House and Barn

The Street, Worth, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegant village house and sensational Kentish barn

A fine Grade II listed property in a picturesque village setting providing a beautiful home with the additional benefit of a stunning unspoilt Kentish barn and generous gardens



3 RECEPTION
ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGING
FOR 3 CARS



JUST UNDER
1 ACRE



FREEHOLD



RURAL/
VILLAGE



2,878 SQ FT



GUIDE PRICE
£1,300,000

Barton House

Barton House is a handsome 17th century property in a charming village setting. Grade II Listed, and believed to have been built circa 1675, the house provides an extremely comfortable home. Its mellow red brick elevations, large sash windows and Dutch gables make for a fine building further offset by its pretty surroundings, with the village pond and parish church as a backdrop.

The front door opens to an entrance lobby with well-proportioned reception rooms either side. The drawing room is arranged around a wonderful fireplace with a wood-burning stove and has beautiful wooden flooring. Being double aspect, the room is flooded with light. The sitting room is another lovely room, again with a deep fireplace and a wood-burning stove.

Exquisite Fired Earth terracotta tiled herringbone flooring continues through to a study which sits between this and the welcoming kitchen, which has tall ceilings and traditional cabinetry, making for a

superb family room. The floor, again by Fired Earth is a rich slate and with an Aga as a focal point, the kitchen is bolstered by a utility/cloakroom and boot room. A further outhouse/utility room houses the gas boiler and a useful butler's sink.

Stairs rise to the first floor where the principal bedroom has an en suite bathroom and pretty views to the village pond and church. There are two further double bedrooms on this floor together with a family bathroom which is both en suite to one bedroom and Jack and Jill from the landing. The stairs continue to the second floor and two more charming en suite bedrooms.

The Barn

The barn is a fascinating building with the thatch having been well maintained. Internally the barn's structure is laid bare in its original state and is a beautiful thing to behold. Used by the current owners as an atmospheric space to hold family and social gatherings, it has all sorts of potential subject to any necessary planning consents.











Outside

Set adjacent to the village pond, war memorial and church, the property is approached through double wrought iron gates. To the front of the house is a large York stone terrace, beyond which the outlook is an attractive Italianate water garden with a formal pond, fountain and established beds.

The Kentish barn sits to the side of the house across a delightful walled, courtyard garden which provides a special environment to enjoy in conjunction with these pretty buildings.

The drive continues behind the barn, passing an orchard to a further walled courtyard, providing extensive parking and access to the garaging and workshop. To the north of the house and buildings, the garden is laid to expansive lawn with a beautiful mature beech tree. A long outbuilding stretches across the far boundary, providing extensive garden storage. There is also a summer house and a Hartley Botanic greenhouse to enjoy.

Location

Worth village is centred on a pretty duck pond and church with a primary school and two public houses. Nearby Sandwich provides independent high street shopping, pubs, restaurants, cafes, a leisure centre and cultural attractions, whilst the thriving coastal towns of Walmer and Deal are also within easy reach.

The area has three world-class golf courses including 'The Open' course, Royal St George's. Local outdoor pursuits include beach and coastal cliff walks, fishing, sailing, watersports and further golf courses.

Transportation links are excellent: the A258 links to the A2/M2 and motorway network, Sandwich, Deal and Thanet Parkway stations offer regular High Speed train services to London. The Port of Dover and the Channel Tunnel terminal at Folkestone give easy access to Continental Europe.

Distances

- Sandwich 1.7 miles
- Northbourne 3.2 miles
- Deal 4.2 miles
- Walmer 4.9 miles
- Port of Dover 12.1 miles
- Canterbury 14.3 miles
- Folkestone 17.5 miles

Nearby Stations

- Sandwich
- Deal
- Walmer
- Thanet Parkway

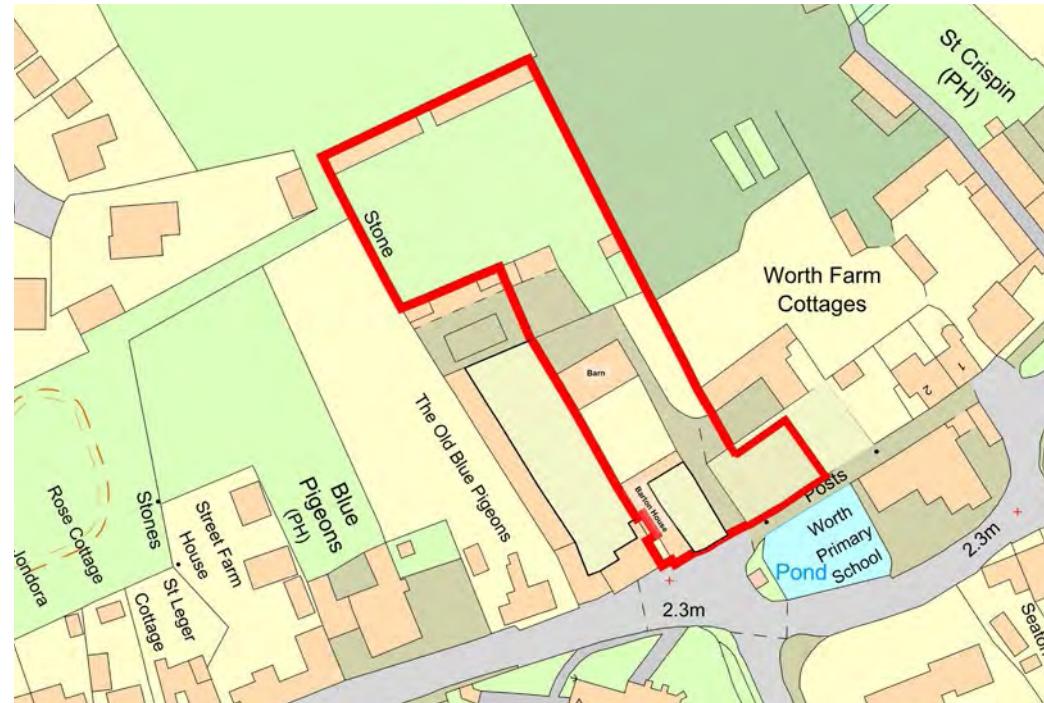
Key Locations

- Pegwell Bay National Nature Reserve
- Richborough Roman Fort & Amphitheatre
- Sandwich Bay Bird Observatory
- Sandwich Bay Sailing & Water Ski Club

- Wingham Wildlife Park
- Deal Beach, Castle, Museum and Pier
- Deal and Walmer Castles
- Kent Museum of the Moving Image
- Time Ball Tower Museum
- Kingsdown Beach
- Bettehanger Park
- Dover Castle

Nearby Schools

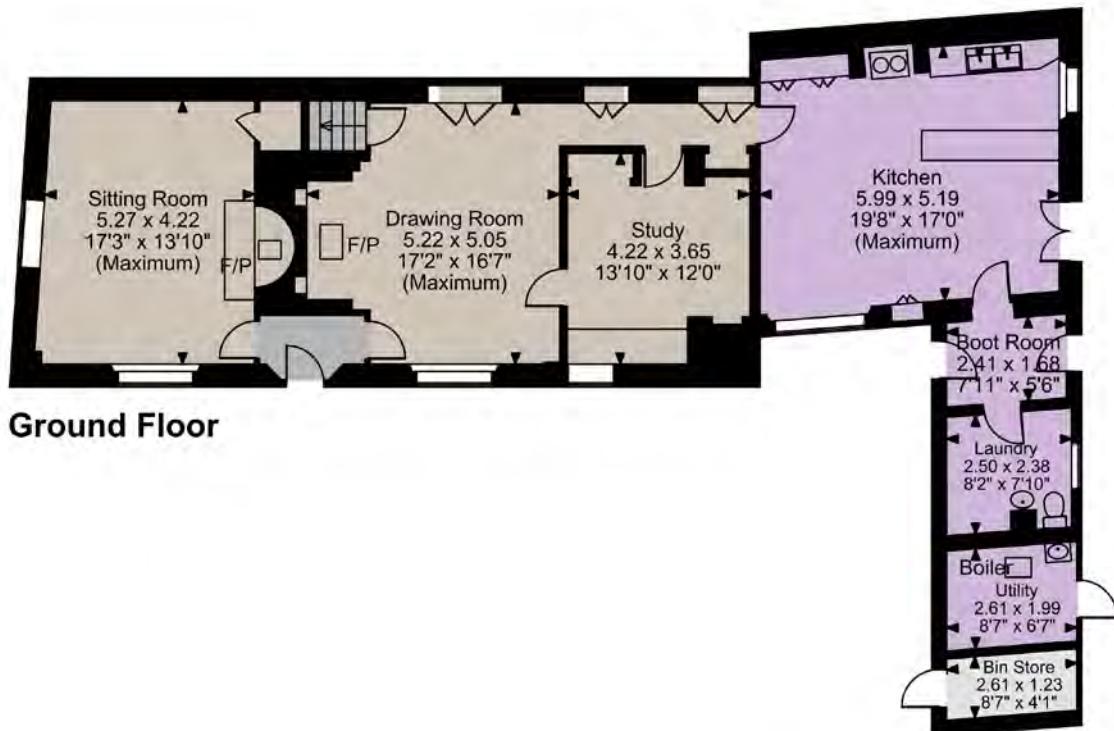
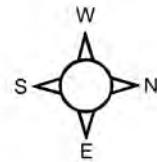
- Various local village schools
- Northbourne Park School
- St Faith's at Ash
- St Lawrence College
- Sir Roger Manwood's School
- Dover College
- Canterbury Grammar Schools
- Kent College, Canterbury
- St Edmund's School, Canterbury
- The King's School Canterbury











First Floor

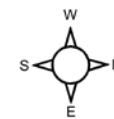
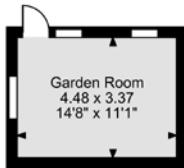
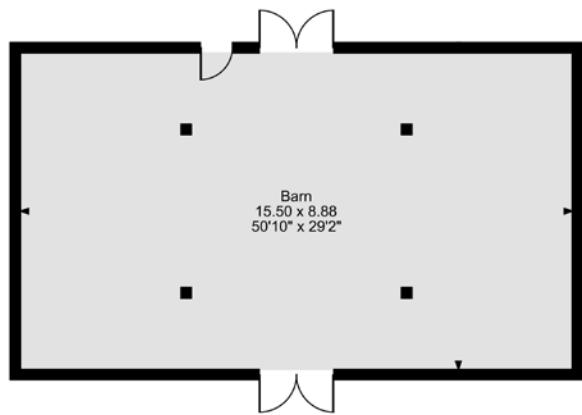
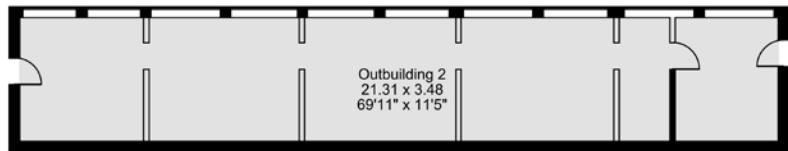
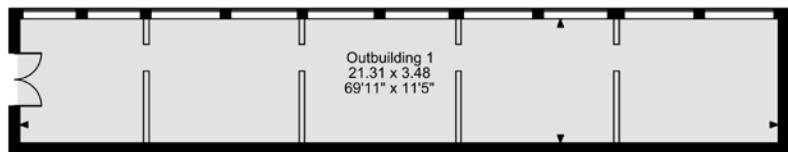


Second Floor

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

Denotes restricted head height

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Floorplans

Main House internal area 2,878 sq ft (267 sq m)
 Triple Garage/Workshop internal area 576 sq ft (53 sq m)
 Outbuildings internal area 3,241 sq ft (301 sq m)
 Total internal area 6,695 sq ft (622 sq m)
 For identification purposes only.

Directions

CT14 0DE

what3words: ///admiringly.paddock.sprouted - brings you to the property

General

Local Authority: Dover District Council

Services: All mains services; gas heating.

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

Council Tax: Band G

EPC Rating: E

Planning: Prospective purchasers should make their own enquiries of Dover District Council.

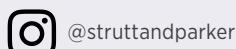
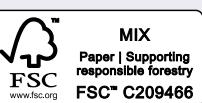
Agent's Note: The drive is owned by Barton House with the neighbours having a right of way over it.

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

Canterbury

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