



Chested Barn, Hampkins Hill Road, Chiddingstone, Kent TN8 7BA
Guide: £1,450,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Impressive Architect Designed Barn Conversion
- *Idyllic Highly Desirable Rural Situation with Uninterrupted Views
- *Stunning Central Glazed Atrium & Staircase
- *Four Double Bedrooms
- *Bespoke Woodworks Kitchen/Dining Room
- *Triple Aspect Sitting Room & Open Fireplace
- *Main Bedroom with En-Suite Shower Room
- *Family Bathroom
- *Lower Ground Floor Cloakroom, Studio/Home Office
- *Utility & Cloakroom
- *Car Port & Gravel Driveway
- *Delightful Landscaped Gardens

Description

An impressive and highly individual architect designed threshing barn, converted in 2005 taking full advantage of this idyllic location. This truly remarkable and unique property has been sympathetically restored showcasing the original features whilst being filled with natural light from an expertly designed central glazed atrium and staircase, perfect for modern family living combined with peaceful rural charm.

Accommodation

- This delightful property is approached over a gravel driveway with carport, a wooden gate leads through the landscaped front cottage garden, ideal for your morning coffee with beech hedging providing privacy. On entering the property, you are immediately struck by the light filled central glazed atrium and bespoke oak staircase with glazed balustrades expertly crafted to access all floors and allow natural light into rooms on all levels. Travertine flooring with underfloor heating seamlessly connects through to the kitchen.
- Kitchen/dining room, fitted with a bespoke painted Woodworks kitchen comprising wall mounted cabinets and base units of cupboards and drawers with contrasting granite worktops. Twin under mounted ceramic sink, integrated dishwasher and fridge, microwave and central five oven AGA with additional electric fan oven and gas hob. French doors open to the raised rear decked seating area, with storage beneath, a delightful space to dine outdoors on warmer days.
- To the other side of the hallway you enter into the bright triple aspect sitting room, centred around a raised focal open fireplace with wide plank oak flooring, ideal for family relaxed family evenings.
- On the first floor the main bedroom suite is bathed in natural light with exposed beams and generous contemporary en-suite wet room with glorious rural views. Connected by a landing/study area, again with uninterrupted views to a further double bedroom and contemporary family bathroom with freestanding bath. The accommodation continues to the second floor providing two further double bedrooms enjoying beamed vaulted ceilings with wash basins for convenience.
- Continuing to the lower ground floor, on this level a comfortable family/TV room and bespoke studio area offering space for home working and relaxation. Also on this floor is a useful utility/wet room with toilet and plant room. Bi-fold doors provide level access to the substantial rear terrace and garden.



- Externally the landscaped part walled gardens flow seamlessly to integrate with the levels of the barn comprising a large stone terrace ideal for summer entertaining. Steps connect to the lawn and gravel pathways with arbour walkway and beech hedging flow to the rear with hardstanding providing scope to add a garden room/studio if required. Timber gate providing access to the car port with mezzanine storage.
- Services & Points of Note: Mains water and electricity. Worcester LPG boiler and zoned underfloor central heating and AGA. LPG storage tank under front driveway. Shared private drainage system, shared with three properties. Oak double glazed windows. Wired smoke alarm system with battery backup.
- Council Tax: G – Sevenoaks District Council. EPC: D

Situation

Chested Barn is situated on Hampkins Hill Road in the High Weald Area of Outstanding Natural Beauty, on the fringes of the National Trust village of Chiddingstone providing Church of England Primary school currently rated Outstanding by Ofsted, Tulip Tree tea rooms, village shop, St Mary the Virgin Church and historic Chiddingstone Castle, as well The Castle Inn, serving locally brewed beer. Nearby Chiddingstone Causeway provides local amenities including shop and Post Office, church, thriving village hall, popular Little Brown Jug Pub and Penhurst Railway Station (Tonbridge/Redhill Line). Edenbridge, Sevenoaks, Tonbridge and Tunbridge Wells provide a broader range of amenities, including shops and restaurants. Commuter train services can be accessed at Hildenborough, Sevenoaks and Tonbridge for services to London Charing Cross/Canon Street and Edenbridge for services on the Victoria Line. Conveniently, the A21 and M25 are easily accessible, offering routes to Gatwick and Heathrow Airports and Channel Tunnel. Schools include Chiddingstone, Four Elms and Leigh primary schools. Grammar schools for both boys and girls in Tonbridge, Tunbridge Wells with annexes in Sevenoaks. Tonbridge and Sevenoaks Public Schools and Preparatory Schools. Leisure facilities include golf courses at Hever and Nizels with private fitness centre and sailing on Bough Beech Reservoir. There are many historical properties including Chiddingstone & Hever Castles, Chartwell and Knole Park.



Viewing Strictly By Appointment

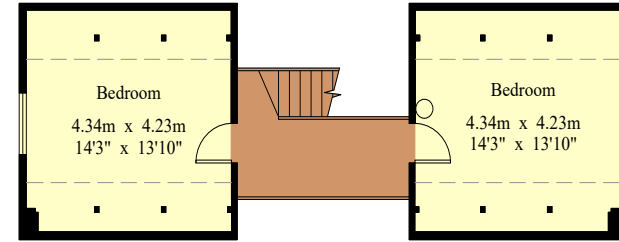
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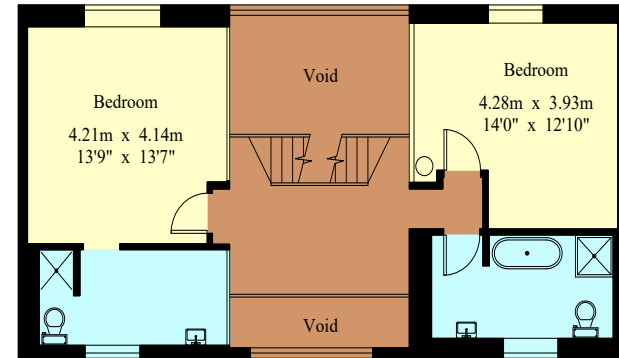
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Chested Barn

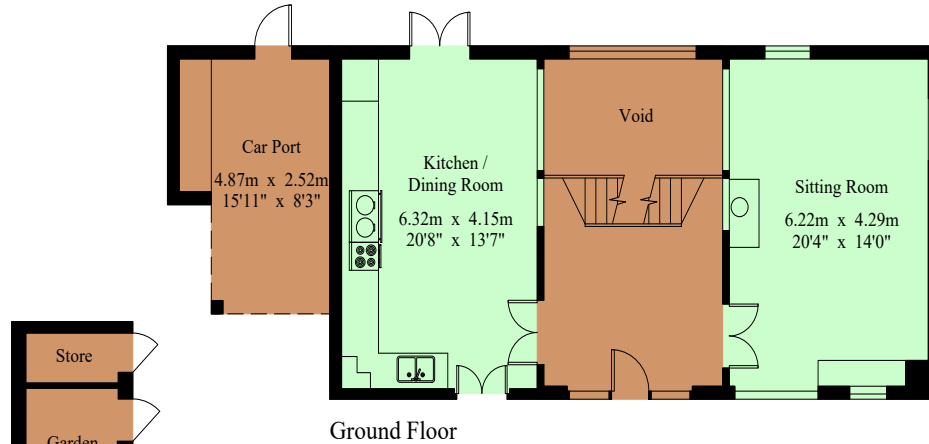
Gross Internal Area : 254.8 sq.m (2742 sq.ft.)
(Including Car Port & Store Rooms)



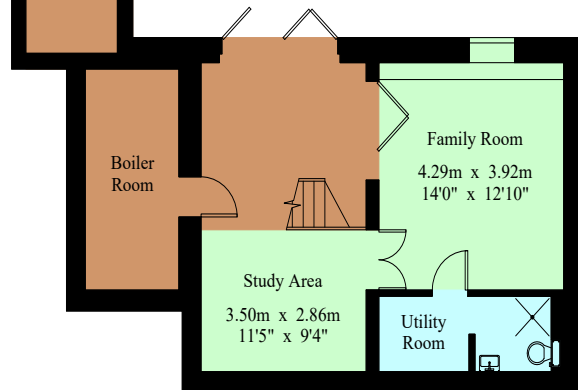
Second Floor



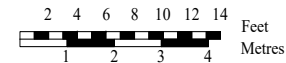
First Floor



Ground Floor



Lower Ground Floor



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