



Ibbett Mosely

The Barn & Annexe, 14, Ashen Grove Road,
Knatts Valley, TN15 6YE



A RARE OPPORTUNITY TO ACQUIRE A CHARMING 5 BEDROOM PROPERTY SITTING IN A PEACEFUL WOODLAND SETTING WITH A SELF CONTAINED ANNEXE - £1.2m

OPEN HOUSE EVENT SATURDAY 18TH JULY
Call Ibbett Mosely 01959 522164 for details

THE BARN

ENTRANCE

Through solid front door into:

ENTRANCE PORCH

Tiled Floor.

ENTRANCE HALL

Staircase to first floor. Radiator

STUDY

Window to front. Range of shelving. Radiator

SHOWER ROOM

Double glazed window to rear. Suite comprising: newly installed fully tiled shower cubicle, wash hand basin and WC. Vertical radiator. Tiled floor.

BEDROOM

Double glazed window to rear. Radiator.

RECEPTION ROOM

Double glazed window to side

Open brick fireplace with wood burning stove sitting on tiled hearth. Exposed beams. Timber Flooring. Built in cupboards. Radiator Leading through into:

SITTING ROOM

Double glazed patio doors leading to rear. Dual aspect double glazed Georgian style windows to front and side. Television point. Timber Flooring. Exposed beams. Radiator.

DINING ROOM

Double glazed patio door to rear. Open brick fireplace with wood burning stove. Exposed beams. Two radiators. Timber flooring. Opening into:

BEDROOM

Double glazed window to rear. Radiator.

KITCHEN

Double glazed window to side. Comprehensive range of wall and base units with quartz work surfaces. Built in oven with Neff induction hob and extractor





over. Integrated fridge and dish washer. Double ceramic sink unit with mixer tap. Quarry tiled floor.

UTILITY ROOM

Double glazed window to rear and side. Space and plumbing for washing machine and tumble dryer. Quarry tiled floor. Back door. Radiator.

CLOAKROOM

Double glazed window to rear. Wash hand basin and WC. Quarry tiled floor. Radiator

FIRST FLOOR

LANDING

Part sloping ceiling. Exposed beams. Access to loft. Storage cupboard plus eaves storage space.

MASTER BEDROOM

Double glazed windows to rear and side. Built in wardrobes. Radiator. Door leading to:

EN SUITE SHOWER ROOM

Newly installed fully tiled shower cubicle. Wash hand basin and WC. Tiled floor

BEDROOM

Double glazed window to rear. Exposed beams. Radiator.

BEDROOM

Double glazed window to front and side. Built in storage cupboards. Part sloping ceiling. Down lighting. Radiators.

FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath/shower & screen. Wash hand basin and WC. Heated towel rail. Radiator. Tiled floor.



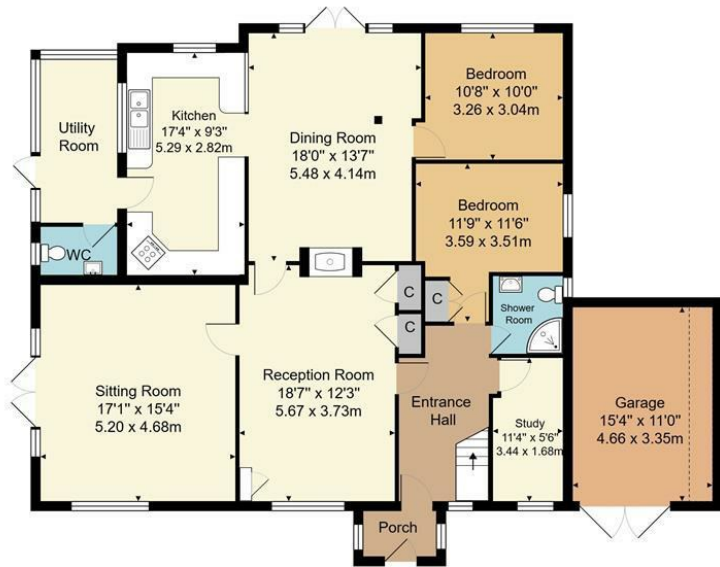


THE ANNEXE

The self contained Annexe sits at the far end of the garden and is presented to a high specification throughout. On entering through a solid front door you step into a welcoming hallway and through into the Sitting Room with two double glazed windows to the front and double glazed patio doors to the rear. This comfortable Sitting Room leads directly into a small room which is currently being used as a STUDY. The KITCHEN has been carefully designed to provide a comprehensive range of wall and base units with work surfaces over. Built in oven with gas hob and extractor over. Fridge/freezer and dishwasher. The UTILITY ROOM has space and plumbing for a washing machine and tumble dryer. Stainless steel sink unit with mixer tap. Door leading to rear garden. DOWNSTAIRS SHOWER ROOM with fully tiled shower cubicle and WC. The light and airy BEDROOM sits on the first floor with a BATH/SHOWER ROOM. Suite comprising: panelled bath, fully tiled shower cubicle, vanity unit with wash hand basin inset.

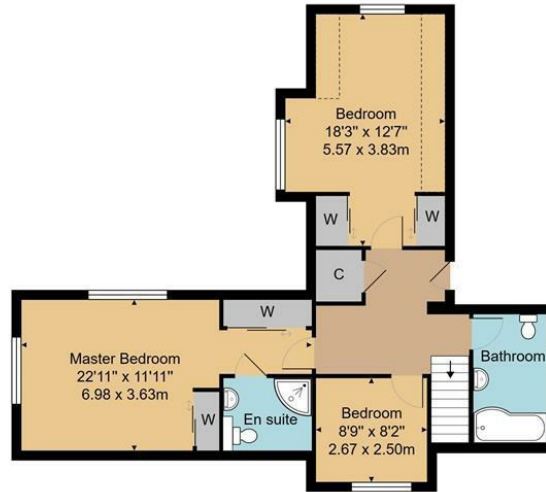
OUTSIDE

Both The Barn and Annexe sit on a plot of approximately 2 Acres including a small private wood with a child's tree house. The Barn has a spacious drive with off road parking for several vehicles with a choice of two entrances with gates. Apart from an attached garage there are three sheds and a greenhouse. The Barn has a spacious paved patio wrapping around part of the property providing a perfect setting for outdoor entertaining. Steps lead down onto a second patio, ideal for enjoying a glass of wine on those warm summer evenings or family barbeque. Stepping stones lead down to The Annexe which has it's own patio area. The large garden is surrounded by stunning mature shrubs and trees. A perfect outdoor space for young children to play

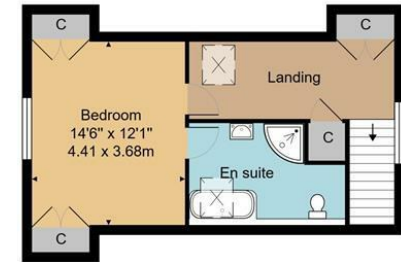


Ground Floor

The Barn



First Floor



First Floor



Ground Floor

Annexe

House Approx. Gross Internal Area (Incl. Garage) 2443 sq. ft / 226.9 sq. m
 Annexe Approx. Gross Internal Area 1049 sq. ft / 97.5 sq. m
 Approx. Gross Internal Area 3492 sq. ft / 324.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Otford 01959 522164

EPC Rating- D

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