

CHAINHURST KENT





REED PLACE BARN

DAIRY LANE, CHAINHURST, KENT TN12 9ST

A Stunning Grade II Listed Barn Conversion

Kitchen/Dining Room * Sitting Room * Games Room with Two Mezzanine Levels
Two Studies * Utility Room * Guest Bedroom * Shower Room

Drawing Room * Three Bedrooms, One Ensuite * Shower Room

Master Bedroom Suite with Dressing Room/Bedroom and Ensuite Bathroom

Landscaped Gardens * Paddock * Double Garage * Log Store * Garden Store

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Occupying a stunning rural location, this delightful Grade II Listed 'L' shaped barn was converted in 1989 with later additions and enjoys far reaching countryside views.

Exposed beams and brickwork are a feature of the accommodation which consists of a triple aspect kitchen/dining room with wood burner, a sitting room, a games room with mezzanine floors, two studies, a utility room, a guest bedroom and a shower room on the ground floor.

On the first floor there is a vaulted drawing room with inglenook fireplace, a bedroom with ensuite bathroom, two further bedrooms and a family shower room. A staircase leads to the second floor master bedroom suite with dressing room/bedroom and bathroom.

A five bar gate opens onto a gravel drive which leads to a double garage with log store and provides ample off road parking. The barn sits in approx. 0.9 acres of landscaped gardens, laid extensively to lawn interspersed with well stocked flower and shrub beds and mature trees. A paved terrace is ideal for outside entertaining and enjoys views over the adjoining 3 acre post and rail enclosed paddock.

The mainline rail station at Marden is a short drive.

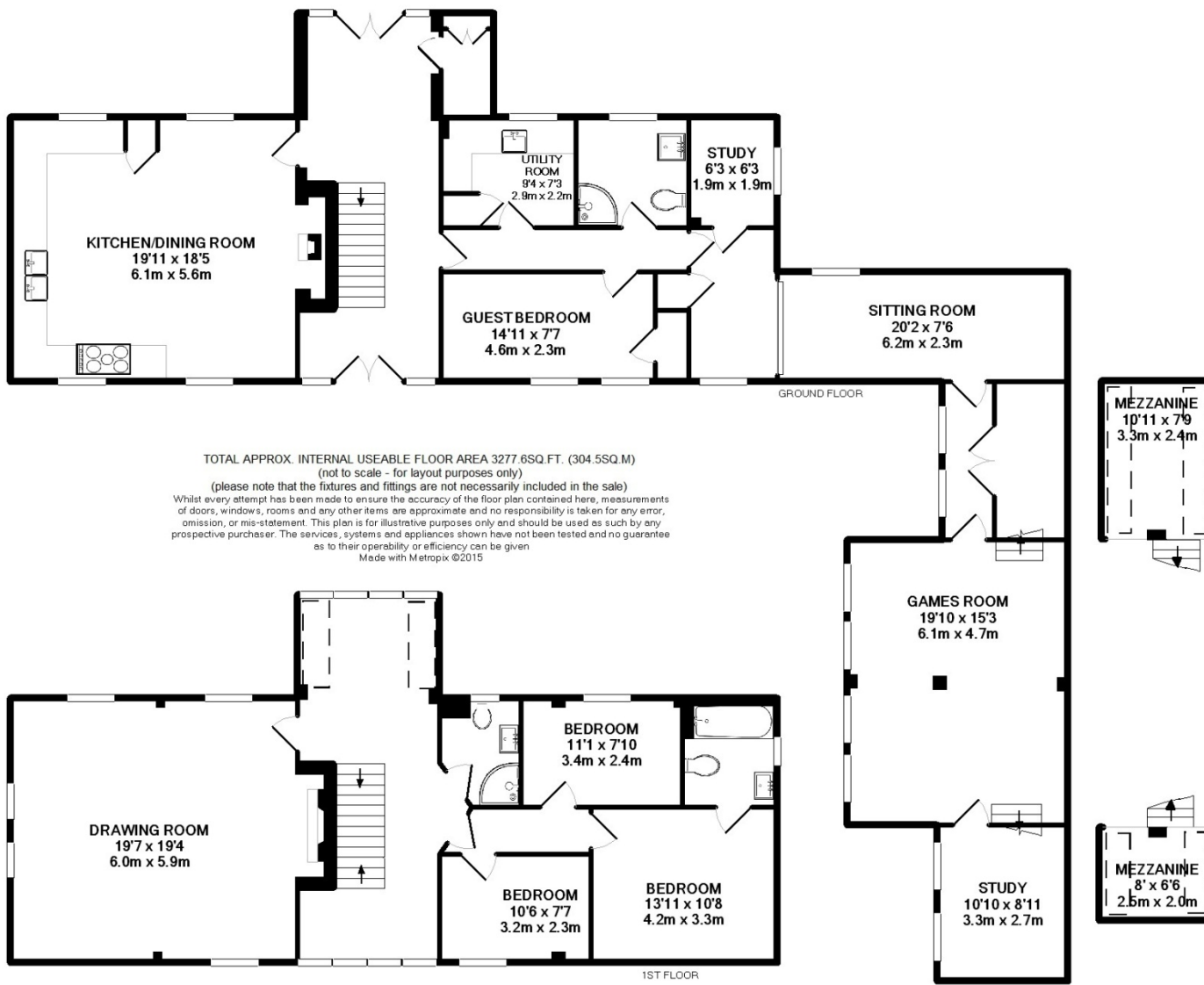




Location! Location! Location! This stunning barn is located in the quiet rural hamlet of Chainhurst, a short drive from the village of Marden.

The village provides good facilities with local stores for all the day to day necessities including hairdressers, post office, pharmacy and bank. There is also a Medical Centre, Dentist and Vet. There are a variety of places to eat including two public houses. The village also boasts a library, a primary school, sporting facilities and a mainline station offering fast rail links to London Bridge, Cannon Street and Charing Cross in under 60 minutes.

The barn is within the catchment area for Maidstone Grammar with other highly regarded educational facilities available locally.



Mains electricity and water. LPG central heating. Private drainage.

EPC Rating: n/a

Maidstone Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.





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