



'Our Focus Determines Your Reality'





Water Lane  
Hunton  
Kent  
ME15 0SG



Entrance Hall \* Sitting Room \* Family Room  
Kitchen/Garden Room \* Utility Room \* Cloakroom  
Double Bedroom with Ensuite

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Principal Bedroom with Ensuite  
Two Further Double Bedrooms \* Family Bath/Shower Room  
Study/Bedroom

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Delightful Garden \* Paddock \* Orchard  
Summerhouse \* Cart Lodge \* Stables \* Driveway Parking



## STRIKING UNLISTED CONVERTED BARN

This striking barn occupies a rural farm hamlet setting in the village of Hunton. The barn was converted in the late 1990s, with later additions and boasts the original Wagon doors, as a feature.

Presented in immaculate order throughout with features including exposed beams and floorboards, the accommodation consists of a statement entrance hall with vaulted ceiling, log burning stove, staircases at either end and doors leading to the terrace, a double aspect sitting room with log burning stove, family room again with doors to the terrace, a stunning Burnhill kitchen/garden room with vaulted ceiling and doors on two sides, including bi-fold doors, opening onto the terrace, a utility room and cloakroom; also on the ground floor there is a double aspect double bedroom with ensuite shower room.

One staircase leads to a study/bedroom with a timber balustrade overlooking the entrance hall whilst the second staircase leads to the double aspect principal bedroom with built-in storage and ensuite bath and shower room, two further double bedrooms each with built-in storage, and a family bath/shower room.







Situated on a private road, the barn is approached via a gravel driveway which leads to the double cart lodge, three stables and a storeroom. Sitting in grounds of just under 2 acres including formal gardens which are laid predominantly to lawn with an elevated paved terrace, manicured hedging, well-established flower and shrub beds, a variety of mature trees and a summer house from which to enjoy the garden.

At the far end of the garden a five-bar gate opens into a paddock which is separated from the orchard by a hedge.







## HUNTON AND LINTON

Hunton offers local village amenities whilst in Linton there is a village church, village hall and local public house. Further village amenities may be found in nearby Coxheath, including general stores, pharmacy and doctors' surgery.

For more extensive shopping and leisure facilities the town of Maidstone is approximately 3 miles away.

## SCHOOLS AND CONNECTIONS

Together with the well-regarded local primary school there are a variety of state and public schools available in the area including Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Tonbridge.

Main Line Railway Stations are available at Paddock Wood, Staplehurst and Marden whilst the nearby M20 provides connections to the national motorway network.

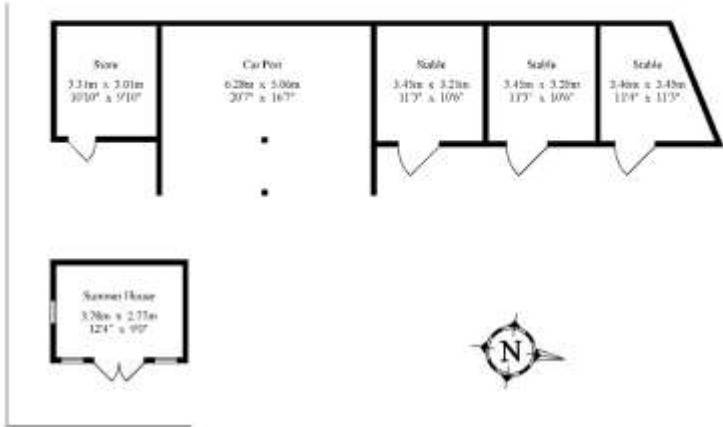












**Elphicks Barn**

- House - Gross Internal Area : 290.4 sq.m (3125 sq.ft.)**
- Car Port & Stable Block - Gross Internal Area : 75.3 sq.m (810 sq.ft.)**
- Summer House - Gross Internal Area : 10.5 sq.m (113 sq.ft.)**



**SERVICES**

Mains electricity and water. Oil fired central heating. LPG for the cooker hob. Condor Sewage Treatment Plant.

Maidstone Borough Council - Council Tax Band G

EPC Rating: D

Covenants exist on the barn relating to the erection of any new buildings at the site.

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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