



'Our Focus Determines Your Reality'



Chicks Lane  
Kilndown  
Kent  
TN17 2RP



FIRST DETACHED BARN

Entrance Hall \* Kitchen/Dining/Sitting Room \* Family Room  
Study \* Utility Room \* Cloakroom  
Principal Bedroom Suite \* Three Further Double Bedrooms, One Ensuite  
Family Bath/Shower Room

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Two Storerooms \* Gallery \* Boiler Store

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SECOND DETACHED BARN

Entrance Hall \* Sitting Room \* Kitchen/Dining Room \* Utility Room \* Cloakroom  
Ground Floor Bedroom \* Bathroom

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Galleried Landing \* Two Bedrooms \* Family Shower Room

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Grounds Approx. 39 Acres \* Off Road Parking



### 39 ACRE FARM WITH TWO DETACHED BARNES

May Farm offers two stunning detached barns sitting in 39 acres of garden, grounds, paddock and woodland; with the potential to provide multi-generational living, holiday let/rental income stream and a life-style change. The larger barn provides 3,500sq.ft. plus of essentially ground floor living presented in immaculate order throughout whilst the second barn offers approximately 1,700sq.ft. of accommodation over two floors.

The larger barn, recently completed, May Farm, is presented in immaculate condition throughout and consists of a vaulted entrance hall, double aspect kitchen/dining/sitting room with vaulted ceiling, pantry, log burning stove and doors opening to a terrace, a double aspect family room also with a log burning stove and doors opening to a terrace, a utility room with door to outside, a study and cloakroom on one side of the barn. On the other side there is a principal bedroom suite comprising a double bedroom with door to outside, an ensuite shower room and dressing room, three further double bedrooms, one with ensuite shower room and a family bath and shower room.

On the first floor there is a landing with a boiler store and loft access to one side and two storerooms and a gallery on the other.

A gravel drive leads from a farm track and opens onto an expanse of gravel parking with a coaching circle. A gravel path leads around one side of the barn with paved terracing to the other side enjoying far reaching views across the farm.





The second barn, Spring Cottage is full of character with exposed beams, tiled floors and a feature open-slat wooden staircase leading to a galleried landing, with windows and glass being used to great effect.

The accommodation consists of a vaulted entrance hall which opens into the sitting room, there are steps down to a continuation of the entrance hall with doors to outside, this opens into the double aspect, partially vaulted kitchen/dining room, with log burning stove and doors to outside, there is also a utility room and cloakroom; a double bedroom and bathroom complete the ground floor.

On the first floor there is a galleried landing and two double bedrooms, one is triple aspect, one is double aspect but both enjoy borrowed light and share a shower room.

Outside the barn is approached via a drive opening to provide ample parking and sits within a garden bordered with mature hedge and wooden fencing and comprising lawned areas and a terrace.

The grounds total approximately 39 acres of garden, paddocks and woodland.





## KILNDOWN

The village of Kilndown is located in a hilltop position about 2 miles from the popular village of Goudhurst with its variety of village shops. Kilndown boasts a Michelin Green Star restaurant, a pretty Church, the Quarry Centre which runs as a village shop on a Saturday and a Village Hall which offers a wide range of classes and community focussed events.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, including Bethany, Benenden School, St Ronans and Dulwich School in the area.

Kilndown is conveniently situated for access to the A21, London and the South Coast. Rail links to London from nearby Paddock Wood, Marden and Staplehurst (London Bridge approx. 50-55 minutes).



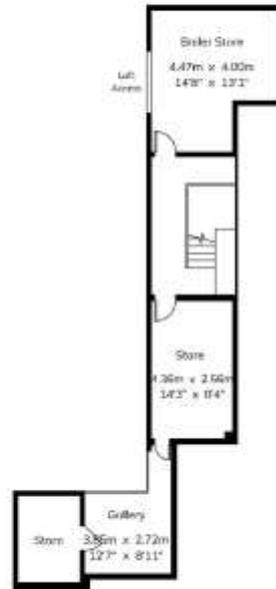


# May Farm

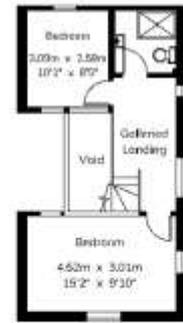
May Farm - Gross Internal Area : 349.5 sq.m (3762 sq.ft.)  
 Spring Cottage - Gross Internal Area : 157.9 sq.m (1699 sq.ft.)



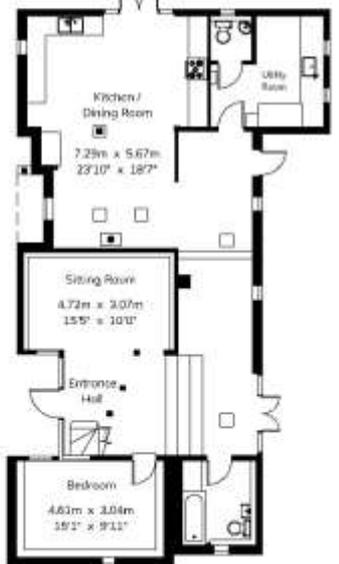
Ground Floor



First Floor



First Floor



Ground Floor

0 3 6 9 12 15 Feet For Identification Purposes Only.  0 1 2 3 4 5 Meters © 2025 Tunbridge Wells (UK) Limited (01893) 814 881



## SERVICES

Mains electricity and water. May Farm has an LPG air source heat pump and underfloor heating whilst Spring Cottage uses LPG and also has underfloor heating. May Farm has a Marsh waste treatment plant and Spring Cottage has a Biotech sewage treatment plant.

Tunbridge Wells Borough Council – Each property Tax Band G

EPC Rating: May Farm – B, Spring Cottage – D

May Farm has a Protek Self-Build Warranty/Self-Build Certificate of Insurance in place until June 2034.

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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