



‘Our Focus Determines Your Reality’



Lewd Lane  
Smarden  
Kent  
TN27 8NP



Entrance Hall \* Drawing Room \* Sitting Room \* Family Room  
Snug \* Study \* Kitchen/Breakfast Room \* Utility Room  
Double Ground Floor Bedroom \* Shower Room \* Two Cloakrooms

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Galleried Landing \* Principal Bedroom with Ensuite  
Three Further Bedrooms, One Ensuite W.C.  
Family Bathroom

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Grounds approx. 1.2 Acres \* Swimming Pool  
Double Garage/Gym/Office/W.C.



## STRIKING GRADE II LISTED BARN CONVERSION

Occupying a country lane location on the outskirts of the sought after village of Smarden, this striking Grade II Listed barn conversion is finished to a high specification and presented in immaculate condition throughout.

The versatile family accommodation consists of a double aspect entrance hall opening into a triple aspect drawing room with inglenook fireplace and log burning stove, a double aspect kitchen/breakfast room opening into a snug with door to the garden, a study, a utility room with access to outside and two cloakrooms on the ground floor. Also on the ground floor are a sitting room, family room with door to outside, double bedroom with door to the garden and a shower room, all of which could be utilised to create a self-contained apartment.

On the first floor the galleried landing leads to the triple aspect principal bedroom with ensuite shower room, a further double bedroom with ensuite shower room, two additional bedrooms and a family bathroom.

The barn is complemented by an attractive garden with areas of terracing, two paddocks, heated swimming pool, outbuilding consisting of a double garage, gym, home office and w.c., totalling approximately 1.2 acres.



## SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

## SCHOOLS AND CONNECTIONS

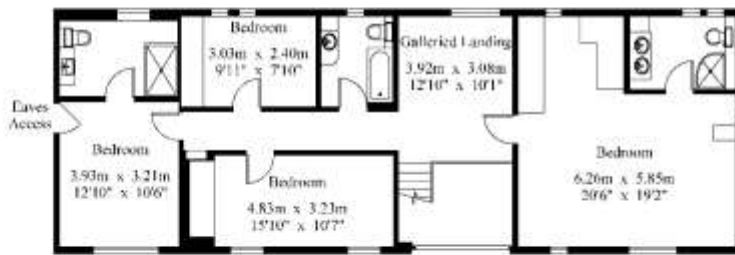
As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Smarden or Headcorn.

Main line stations are available at Headcorn some 10 minutes' drive and Ashford International with the fast link to London some 20 minutes' drive.

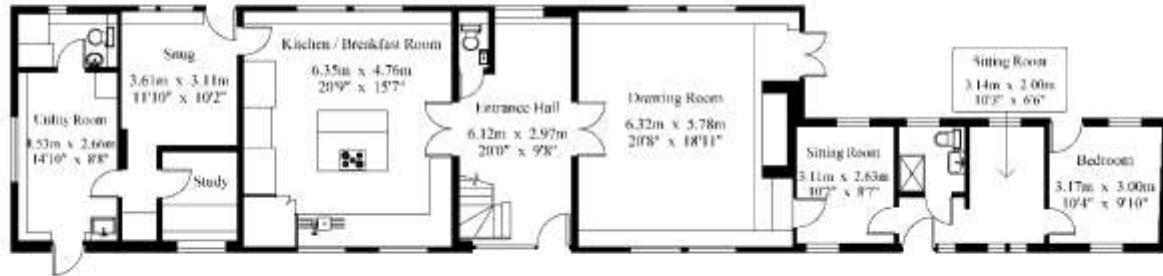


## The Barn

Barn - Gross Internal Area : 273.6 sq.m (2945 sq.ft.)  
Garage / Gym - Gross Internal Area : 61.2 sq.m (658 sq.ft.)



First Floor



Ground Floor



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## SERVICES

Mains electricity, gas and water. Private drainage system.

EPC Rating: n/a

A footpath crosses the rear paddock but, is separated from the property by fence and hedging.

Ashford 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.

**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)