The Old Barn, Bucksford Manor
Great Chart - TN23 3AE
Guide Price £850,000 - £875,000

Sophisticated barn conversion with a fusion of timeless character & modern luxury. Just over 1.5 miles from Ashford International with its High Speed link to London. No onward chain

- 5 bedrooms & 3 reception rooms
- Statement kitchen/breakfast room with Aga
- Luxury ground floor bathroom & first floor wet room
- Annexe facility/guest wing with en-suite
- Fabulous split plot with riparian rights
- Double garage & brick store/studio
- Under 1 mile to Ashford Friars Prep School
- 1 mile by foot to Great Chart Primary School
The Property

Guide Price £850,000 - £875,000. Bucksford Manor Barn (The Old Barn) is situated amongst a small collection of beautiful, individual period properties. This is a truly enchanting Kentish barn conversion in superb order with an abundance of charm, character and original features evident throughout. A flexible layout offers complete versatility to tailor to your own lifestyle with potential to incorporate an annexe. From a spectacular vestibule with floor to ceiling glass, the barn is open plan into a statement kitchen/breakfast room styled in a timeless design with an Aga, chef’s island and stable door to a kitchen garden and paved entertaining area. There is a 37ft double aspect living/drawing room with a stunning fireplace and log burner, a separate double aspect play/family room and study/bedroom five. To complete the ground floor there are two double bedrooms with built in wardrobes, one with an en-suite shower room and a stunning luxury bathroom with a sunken Jacuzzi bath. Two staircases rise to the first floor which show cases a vaulted ceiling with beautiful beams. A light and airy layout comprises an open plan master bedroom/sitting room with log burner, large stylish wet room, a second bedroom and family bathroom complete with roll top bath.
Outside
There is brick studio with a pitched roof in need of some improvement with power and light connected. The property is approached via a long shared driveway which leads to a private forecourt and double garage. A five bar gate encloses the front parking area and pretty English courtyard garden featuring an established magnolia tree and pergola. There is a paved sheltered terrace to the front of the barn whilst a kitchen garden and paved entertaining area is conveniently situated to the rear. A separate, large lawned garden is screened by mature planting and trees and extends to the edge of the River Stour with a bridge over the water (owned by the property). The owner has the benefit of riparian rights.

Location
The local Parish Council was founded in 1894 and continues to operate to this day. Locally is the very popular Great Chart Primary School and Ashford Prep school. There are shops, restaurants, pubs and a good bus network that takes you to the town centre and beyond. Located on the A28, it is a good link to junction 9 of the M20, Tenterden and the Weald villages which boast tourist attractions, historic buildings and the beautiful Kent countryside. Ashford International Station operates the High Speed Rail link that takes you to Ebbsfleet International, Stratford International and London St Pancras International in just 38 minutes. With a mixture of listed buildings, older and modern homes, Great Chart and Singleton has a lot to offer growing families and professionals that are looking to move to the area for a taste of the country life with the ability to still be able to commute to the city or the continent.
PROPERTY INFORMATION

Council Tax
To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands.

Local Authority
Great Chart Parish. Ashford Borough Council 01233 331111. Kent County Council 08458 247247

Services
Oil heating, cess drainage, mains water and electricity.

Method of Sale
This property is Freehold and is offered for sale with vacant possession upon completion.

DIRECTIONS
From junction 9 of the M20, head west on Fourgeres Way/A20 towards Drovers Roundabout. At Drovers roundabout, take the third exit onto Templer Way/A28 and go straight over the next roundabout. At the next roundabout, take the third exit onto Chart Road. The entrance to Bucksford Manor will be the second private entrance on the right. Upon entering, continue following the drive to the end and the property will be the very last house at the end of the driveway.

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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Sandersons UK has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Sandersons UK, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. All measurements are approximate.