



South Barn
Boughton Malherbe, Sandway, Kent

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An exceptionally well presented and spacious barn conversion with generous annexe and long distant views.

This striking detached family home has 7 reception rooms, 5/6 bedrooms, an annexe and a generous courtyard garden. The interior has been exquisitely styled and is presented to a very high standard. It is located in a small hamlet, beside the church and close to local amenities and stations



7 RECEPTION ROOMS



5/6 BEDROOMS



4 BATHROOMS



CAR PORT & 1 BEDROOM ANNEXE



WALLED GARDEN



FREEHOLD



RURAL



7,100 SQ FT



GUIDE PRICE £2,300,000

The property

South Barn enjoys sensational views over the Weald and is a stone-built family home with annexe offering more than 6,700 sq ft of light-filled, flexible accommodation arranged over two floors, sensitively combining modern amenities with exquisite styling and exposed beams to the upper floor.

Designed for stylish family living and entertaining, the entrance hall gives access to the office and family room as well as a cloakroom, and the double height reception hall with full-height glazing, and garden access. The adjacent drawing room inter-communicates with the dining room, and they share a contemporary double-sided suspended woodburner set in a large brick fireplace. French doors open to the garden.

The ground floor is completed by a fabulous kitchen/ breakfast room by Chamber Furniture, featuring full-height glazing, bespoke wall and base units, and a large central island. Modern integrated appliances include a wine chiller, while built-in seating provides space for a dining table. Additional features include

a walk-in pantry, French doors to the garden, and a neighbouring hall leading to a fitted utility room, a family shower room, and a secondary garden entrance.

On the vaulted first floor, a spacious galleried landing overlooks the hall and provides a library with bespoke shelving.

The principal bedroom has bespoke storage, a fitted dressing room, and a contemporary en suite bathroom with a bath and separate shower. Additionally, there are four more bedrooms, one with a modern en suite, a music room/ bedroom 6, and a modern family shower room.

The house has electronically operated blinds and underfloor heating.

















Outside & Rose Cottage

Set behind a level lawn and having plenty of kerb appeal, the property is approached through double wooden gates opening to a block-paved courtyard with triple carport with two stores and a single-storey building (Rose Cottage), ideal for use as an annexe or office, if required. It is arranged with a generous reception room, bedroom and bathroom.

The courtyard provides a flagstone-paved terrace with feature raised koi pond, a parterre garden and an area of level lawn with steps rising to a further gravelled terrace, the whole ideal for entertaining and al fresco dining.

Location

Located in a conservation area on the Greensand Ridge to the north of the Weald of Kent, the small village of Boughton Malherbe, with its historic church, sits near to Grafty Green village which has two pubs, a village hall, visiting post office and regular bus service to Maidstone.

Lenham village provides a variety of shops including a bakery and supermarket, a Post Office, library, restaurants, pubs and schools. Harrietsham has local shopping, a village hall, GP surgery, veterinary practice, pub, restaurant and primary school.

Maidstone and Ashford offer more extensive shopping, service and leisure amenities. The area offers a good range of sporting facilities including golf courses and riding, walking and cycling routes.

Communications links are excellent: the M20 links to the motorway network and London airports, and Lenham station offers regular services to Ashford International (14 minutes) and London Victoria (from 73 minutes).

The area offers a good selection of state primary, secondary and grammar schooling together with a wide range of independent schools including Sutton Valence, Ashford, Lorenden Prep, Dulwich and Benenden.



Distances

- Grafty Green 0.6 miles
- Lenham 2.3 miles
- M20 (Junction. 8) 6.5 miles
- Maidstone 10.6 miles
- Ashford 11.7 miles
- Canterbury 21.2 miles
- Central London 48 miles
- London Gatwick Airport 49.2 miles

Nearby Stations

- Lenham
- Harrietsham
- Headcorn
- Ashford International

Key Locations

- Kent Downs National Landscape
- Leeds Castle
- The Pilgrims Way
- Kent Life

- Mote Park
- Maidstone Museum
- Kent Owl Academy
- The Maidstone Distillery
- Teston Bridge Country Park

Nearby Schools

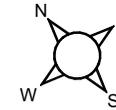
- Primary schools in the local villages of Smarden, Lenham and others.
- Lenham School
- Canterbury has a wide range of private and state schools
- Grammar and other schools in Maidstone.
- Benenden School.
- Headcorn Station provides for access to Tonbridge and Sevenoaks schools.











Floorplans

Main House internal area 6,224 sq ft (578 sq m)
 Rose Cottage internal area 876 sq ft (81 sq m)
 Outbuilding internal area 640 sq ft (60 sq m)
 Total internal area 7,740 sq ft (719 sq m) For identification purposes only.

Directions

ME17 2BD

///What3words: today.doubt.soothing - brings you to the driveway

General

EPC rating: South Barn – C; Rose Cottage – D

Local Authority: Maidstone Borough Council

Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil-fired and underfloor central heating.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band H

Planning: Prospective purchasers should make their own enquiries of Maidstone Borough Council



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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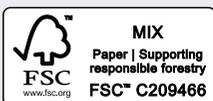
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