



# Marley Barn West

Marley Lane, Finglesham, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An attractive semi-detached, double-fronted Grade II listed barn conversion with double garage and an acre of garden

A thatched family home, sensitively converted to provide generous accommodation. The property combines a wealth of original exposed beams with quality fixtures and fittings throughout. It is located at the heart of a sought-after hamlet, with stunning views.



**3 RECEPTION ROOMS**



**4/5 BEDROOMS**



**3 BATHROOMS**



**DRIVE & DOUBLE GARAGE**



**ABOUT 1 ACRE**



**FREEHOLD**



**RURAL/VILLAGE**



**2,402 SQ FT**



**GUIDE PRICE £875,000**



### The property

Marley Barn West is a weather-boarded Grade II listed barn conversion offering over 2,400 sq ft of sensitively modernised accommodation arranged over two floors. Period features have been thoughtfully retained, including a wealth of exposed wall and ceiling beams.

Configured to provide an ideal family and entertaining space, the accommodation flows from a spacious yet welcoming reception hall with feature flagstone flooring. There is a useful boot room and a modern cloakroom/shower room.

The rear-aspect sitting room features a vaulted ceiling and an exposed brick inglenook fireplace with a wood-burning stove; a galleried landing sits above and French doors open to the rear terrace and garden. Adjacent is the wooden-floored dining room which has a useful beamed hatch through to the kitchen. The front-aspect study has a timber-framed half-wall – this room could serve as an additional bedroom, if desired.

The dual-aspect kitchen/breakfast room is fitted with an array of bespoke wall and base units with work surfaces over, together with modern integrated appliances; there is a further set of French doors to the rear terrace. The neighbouring utility room, complete with a Belfast sink and a door to the side of the property, provides additional convenience.

On the vaulted first floor, the generous galleried landing has a seating area to one side and gives access to the bedroom accommodation. The principal bedroom has an en suite bathroom with a bath and separate shower. There are three further bedrooms and a modern family bathroom, also with a bath and separate shower.









## Outside

Having plenty of kerb appeal, the property is approached over a gravelled drive providing private parking and giving access to a detached double garage.

The well-maintained garden is laid mainly to level lawn bordered by mature shrubs and trees and features numerous seating areas. There is a summer house with a verandah, a greenhouse, an area of light woodland and a spacious paved terrace, ideal for entertaining and al fresco dining.

## Location

Midway between Deal and Sandwich the attractive hamlet of Finglesham has a public house. Nearby villages, including Northbourne and Sholden, offer amenities such as shopping, pubs and primary schooling.

Deal has an award-winning high street, supermarkets, restaurants, pubs, cafés, leisure and educational amenities and a long stretch of beach. Sandwich

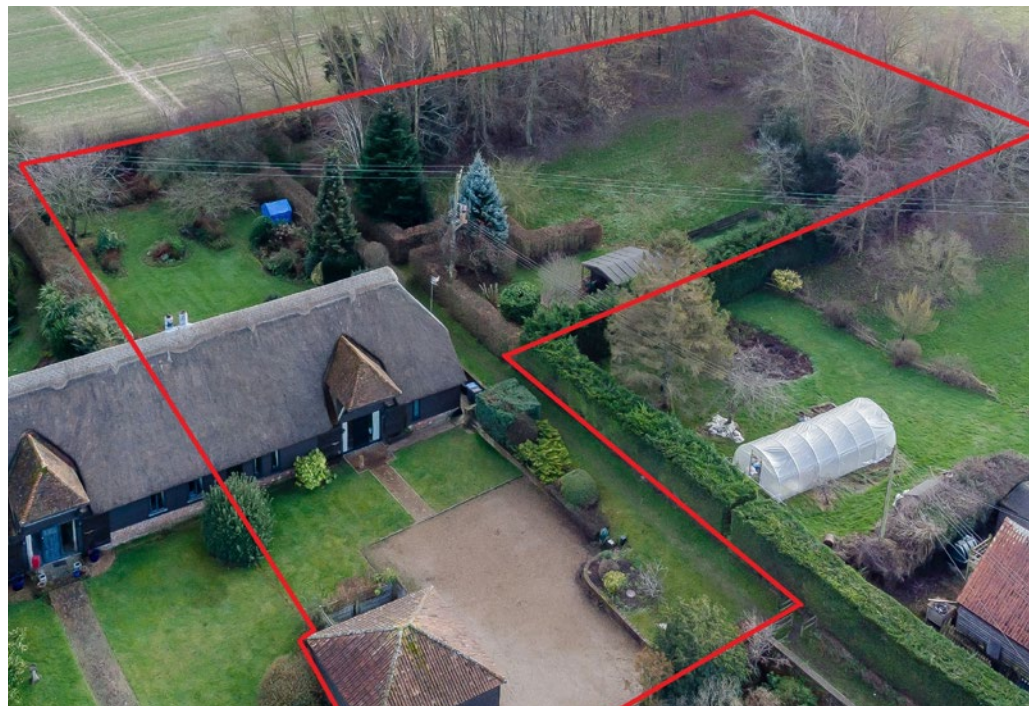
provides high street and independent shopping together with two world-class golf courses, Royal St George's and Prince's. More extensive amenities are available in Dover and Canterbury.

The area offers plentiful outdoor pursuits including coastal cliff walks, fishing, sailing and further golf courses. There is a good selection of state primary and secondary schooling including Warden House Primary School and Sandwich Junior School (both rated Ofsted Outstanding), together with independent schools including Northbourne Park, St Faith's at Ash and Dover College.

Communications links are excellent: the A2 London-Dover road (7.9 miles) links to the motorway network, Deal station offers regular services to London in around 90 minutes, and the Port of Dover and Channel Tunnel terminal at Folkestone give easy access to the Continent.

## Agent's note:

The property has a public footpath within its boundary



## Distances

- Northbourne 1.2 miles
- Deal and station 3.5 miles (London St Pancras from 87 minutes)
- Sandwich 4.2 miles
- Port of Dover 10 miles
- Folkestone 15.9 miles
- Canterbury 16.7 miles
- Ashford Internationa 29.2 miles
- London City Airport 75.4 miles
- Central London 76.3 miles
- London Gatwick Airport 85.4 miles

## Nearby Stations

- Deal
- Sandwich
- Walmer

## Key Locations

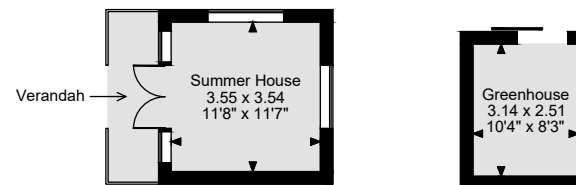
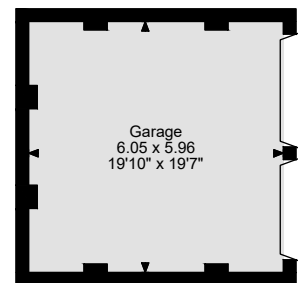
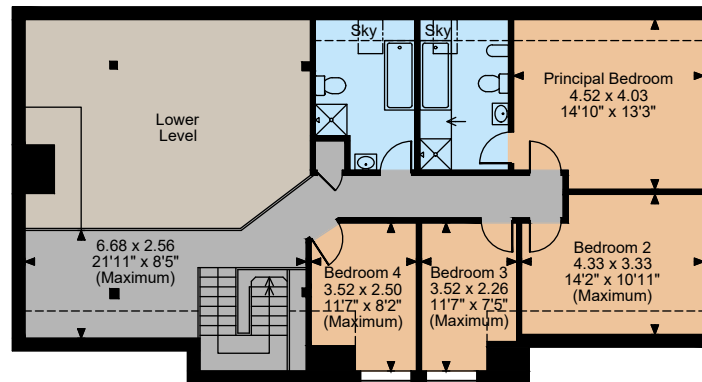
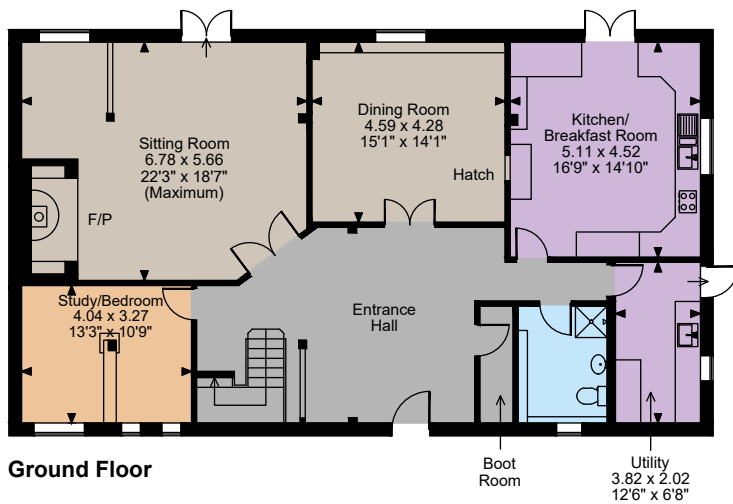
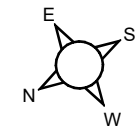
- Deal Castle, pier and beach
- Kent Museum of the Moving Image
- Time Ball Tower Museum
- Kingsdown Beach
- Deal Museum
- The Astor Theatre
- Betteshanger Park
- Sandown Castle Community Garden
- The White Cliffs of Dover

## Nearby Schools

- Worth Primary School
- Northbourne CofE Primary School
- Sholden CofE Primary School
- Hornbeam Primary School
- Sandwich Junior School
- Sandwich Technology College
- Sir Roger Manwood's School
- Warden House Primary School
- St. Mary's Catholic Primary School
- Northbourne Park School







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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,402 sq ft (223 sq m)  
 Garage internal area 388 sq ft (36 sq m)  
 Outbuilding internal area 220 sq ft (20 sq m)  
 Total internal area 3,010 sq ft (280 sq m)  
 For identification purposes only.

## Directions

CT14 0NF

///what3words: manliness.gladiator.dime - brings you to the property driveway

## General

**Local Authority:** Dover District Council  
**Services:** Mains water and electricity. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. LPG heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

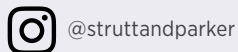
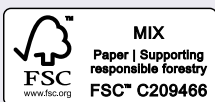
**EPC Rating:** E

## Canterbury

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