

The Old Barn Holly Farm Road
Otham, Maidstone
ME15 8RY

Guide Price £700,000 to £750,000

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Description

Full of charm and character, The Old Barn is a beautifully converted period home that has been lovingly enhanced by the current owners over more than 20 years of ownership.

The property seamlessly combines its wealth of original features, including exposed beams and an abundance of character, with thoughtfully designed contemporary living spaces. At its heart is a stunning kitchen which leads on to a family room featuring a modern wood-burning stove and bi-fold doors that open onto the garden, creating the perfect balance between traditional charm and modern-day living.

Occupying an attractive south-facing plot, the property is approached via impressive double electric gates, leading to a sweeping shingle driveway providing ample off-road parking and access to a detached timber-framed garage. The beautifully landscaped gardens have been thoughtfully arranged into a series of distinct outdoor spaces, offering a choice of sunny and secluded areas in which to relax, entertain and enjoy the surroundings.

Offering the very best of both old and new, this delightful home provides a rare opportunity to acquire a character property that has been sympathetically updated for modern family life. Internal viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Location

Located in this rural, yet accessible location, conveniently placed within a quarter of a mile of the A274, Sutton Road, which provides access to the County town to the north and Sutton Valence, Headcorn and The Weald to the south. Otham itself has a wealth of timber framed houses which is attributed to the ragstone quarries in the vicinity, which in the 15th and 16th Century has an extremely valuable building material. Today Otham offers a village green with annual fairs, village hall, popular church, doctors surgery and convenient access to Bearsted Village to the north, with its local shops, schools and mainline railway station. To the south there is a supermarket on the Langley Park development, within half a mile, beyond which is Sutton Valence with it's Public School. Headcorn village is four miles distant and has a mainline railway station on the Charing Cross line. Maidstone the County town is some 2 1/2 miles distant and offers a more comprehensive selection of amenities including an excellent selection of shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools and colleges for older children, in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

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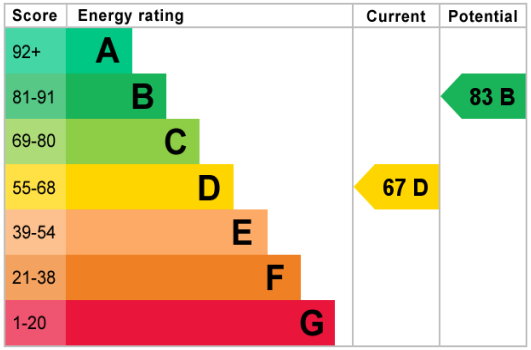
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)





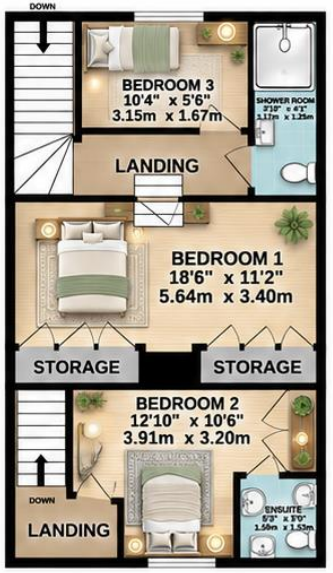


GROUND FLOOR
1276 sq.ft. (118.6 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.







TOTAL FLOOR AREA : 1872 sq.ft. (173.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE HALL

A wooden entrance door with brass fittings opens into the hallway, featuring glazed window panes and a side panel that allow plenty of natural light. The space is finished with wood-effect vinyl flooring and benefits from a built-in cupboard housing the service meter, a wall-mounted cupboard containing the consumer unit, two radiators, and a staircase leading to the first floor with two useful understairs storage cupboards. Beautiful exposed beams add depth, character and charm, reinforcing the property's attractive period feel.

BATHROOM *8' 9" x 6' 0" (2.66m x 1.83m)*

Fitted with a white suite complemented by chrome fittings, comprising a WC, a panelled bath with handheld shower attachment, and a wash hand basin with mixer tap set above a vanity unit with storage drawers. The room also features a front-facing window, a chrome heated towel rail, and ceramic tiled flooring and walls throughout.

KITCHEN *11' 6" x 10' 6" (3.50m x 3.20m)*

A stunning kitchen finished with slate-effect ceramic tiled flooring and fitted with an extensive range of high and low-level units complemented by seamless Corian work surfaces with matching upstands and a granite-effect finish. Split-face granite tiled splashbacks and under-cabinet lighting add a stylish touch. The kitchen is equipped with a Rangemaster cooker featuring a five-burner induction hob, stainless steel splashback and extractor hood above, together with a deep ceramic Belfast-style sink with mixer tap and an additional recessed tap providing instant boiling water and filtered drinking water. An integrated dishwasher completes the space, which flows seamlessly into the family room, creating an ideal open-plan living and entertaining area. Door to:

UTILITY ROOM *8' 9" x 4' 8" (2.66m x 1.42m)*

Continuing the slate-effect flooring from the kitchen, this practical utility area offers space for an American-style fridge freezer and plumbing for a washing machine. A front-facing window provides natural light, while the oil-fired boiler is also housed here. A wooden stable door gives direct access to the rear garden.

FAMILY ROOM *32' 2" x 9' 6" (9.80m x 2.89m)*

A superb contemporary-style extension creating a stunning open-plan living space, flooded with natural light through expansive glazed windows and doors, including bi-fold doors opening onto the main garden, together with three Velux roof windows. The room features wood-effect laminate flooring, three radiators, low-voltage recessed lighting, and a contemporary wood-burning stove set on a quartz hearth, creating a stylish focal point. An exceptional space, perfectly designed for modern family living, entertaining and socialising.

LOUNGE *18' 1" x 11' 2" (5.51m x 3.40m)*

Exposed original beams enhance the room's character, complemented by a radiator and four wall light points. The striking focal point is a freestanding cast iron double-sided wood-burning stove, beautifully set on a raised rustic stone hearth and open through to the dining room, allowing the warmth and ambience to be enjoyed from both spaces.

DINING ROOM *14' 6" x 10' 6" (4.42m x 3.20m)*

Featuring two stained glass windows to the side elevation, exposed original beams, three wall light points and a radiator. An understairs storage cupboard provides useful additional storage, while an opening showcases the impressive double-sided cast iron wood-burning stove, creating a striking focal point shared with the lounge.

REAR HALLWAY

Radiator, exposed beams, and a second staircase leading to:

ON THE FIRST FLOOR

BEDROOM 2 12' 10" x 10' 6" (3.91m x 3.20m)

Occupying its own private wing of the house, this light and airy double bedroom offers a peaceful retreat. The room features a side-facing window, exposed beams, a radiator, two wall light points, and built-in storage cupboards with hanging rails and shelving, providing excellent storage. Door to:

EN-SUITE 5' 3" x 5' 0" (1.60m x 1.52m)

Fitted with a low-level WC and a wash hand basin with mixer tap set within a vanity unit providing useful cupboard storage. Characterful exposed beams add to the room's appeal, while a shaver point, marble-effect tiled flooring and matching splashback complete the space.

LANDING

Accessed via the main staircase from the entrance hall, this landing features exposed beams and a wall light point. It also provides access to a fully boarded loft, complete with lighting, a pull-down ladder, and housing the immersion tank.

BEDROOM 1 *18' 6" x 11' 2" (5.63m x 3.40m)*

Painted floorboards and exposed beams enhance the room's character, while roof windows to both sides fill the space with natural light. A range of built-in wardrobes and storage extends along one wall, complemented by a radiator.

BEDROOM 3 *10' 4" x 5' 6" (3.15m x 1.68m)*

Enjoying a pleasant outlook from the front-facing window, this room also benefits from two wall light points, a radiator, and two useful built-in eaves storage cupboards.

SHOWER ROOM *10' 10" x 4' 1" (3.30m x 1.24m)*

Fitted with a contemporary white suite complemented by chrome fittings, comprising a low-level WC, a wash hand basin with mixer tap set within a vanity unit offering

cupboard storage, and a walk-in wet room-style shower with an Aqualisa shower. The room is finished with ceramic tiled flooring, travertine mosaic tiled splashbacks and shower surround, a chrome heated towel rail, a wall-mounted LED illuminated mirror, and low-voltage recessed lighting. Please note there is restricted head height at the extremities of the room.

OUTSIDE

The property is approached via impressive double electric entrance gates, set between attractive brick piers, opening onto a sweeping shingle driveway which provides ample off-road parking for several vehicles. A charming rustic brick pathway, laid with small weathered red-brown pavers, leads gracefully to the front entrance, creating an inviting approach full of character and complementing the home's period appeal.

The beautifully landscaped gardens have been thoughtfully designed to create a series of distinct outdoor spaces. Immediately adjoining the property is an extensive riven Indian sandstone terrace which wraps around the house, forming an attractive courtyard-style setting that is perfect for al fresco dining, entertaining and relaxing. The patio benefits from attractive external lighting, allowing the space to be enjoyed into the evening, together with a convenient outside tap.

Leading from the family room, raised railway sleeper borders are beautifully stocked with an array of established shrubs, while shallow steps ascend to the principal south-facing lawn. This generous area is framed by an abundance of mature trees, shrubs and flowering plants, including mature conifers, buddleia and clematis, creating a colourful and private setting throughout the seasons. To the rear, a secluded paved seating area sits beneath a pergola draped with climbing plants, providing a tranquil shaded retreat. The gardens are fully enclosed and enjoy an excellent degree of privacy.

Adjacent to the detached garage is a raised ragstone open-work area with a concrete base, which also houses the oil tank. Beyond lies a further lawned garden, enhanced by an impressive ragstone rockery and beautifully planted with a variety of mature shrubs and specimen trees, including an established oak, buddleia and cobnut trees. Low ragstone walls define the boundaries, adding further character and completing this wonderfully established and thoughtfully landscaped garden.

DETACHED GARAGE *16' 4" x 15' 0" (4.97m x 4.57m)*

Timber-framed with a brick base, accessed via double front doors, featuring power, a vaulted ceiling and useful overhead storage

Directions

From Maidstone leave via the Ashford Road A20 upon reaching Bearsted turn right into Willington Street at the end of the road after approximately a mile and a half turn left at the traffic lights onto the Sutton Road A274. After passing through two roundabouts take the next turning on the left into New Road passing the Rumwood nursery entrance taking the first turning on the right into Avery Lane and Holly farm Road will be found first on the left. The property will be on the left towards the end of the road.





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