



philip INDEPENDENT
ESTATE AGENT
Jarvis



The Tannery Goddington Lane, Harrietsham, Kent. ME17 1JX.

Guide Price £625,000 Freehold

Property Summary

"I love the feeling of this barn. It has classic charm but still offers a contemporary twist". - Matthew Gilbert, Branch Manager.

****GUIDE PRICE OF £625,000-£650,000****

Proudly presenting to the market this beautiful detached barn available on a secluded no through road on the edge of Harrietsham village.

The area itself is a popular commuter village that offers a primary school, shops, public house and post office. There is a mainline railway to London Victoria as well as easy access to the M20 via junction 8 at Leeds Castle.

The property comprises of an open plan style living accommodation that incorporates the kitchen, dining area and lounge. There is also a separate downstairs WC/shower room. To the first floor there are two bedrooms and a family bathroom, whilst to the second floor there is the master bedroom with built in wardrobes.

Externally the property is situated on a fantastic sized plot measuring approximately 1/3 of an acre. There is also ample parking and a single garage.

Please book a viewing at your earliest convenience to avoid disappointment.

Features

- Detached Barn Conversion
- Secluded Location
- Off Road Parking & Single Garage
- Beautiful Contemporary Presentation
- Council Tax Band E
- Three Bedrooms
- Approximately 1/3 Acre Plot
- Feature Log Burner
- EPC Rating: C



Ground Floor

Front Door To:

Lounge Area

18' 1" x 7' 5" (5.51m x 2.25m) Double glazed windows to side. Two radiators. TV point. Morso wood burner. Two UPVC sky lights. Storage cupboard. Wall mounted thermostat. Wall lights. Alarm panel.

Downstairs WC/Wet Room

Double glazed obscured windows to rear. Low level WC. Wash hand basin. Fully tiled walls. Chrome heated towel rail. Shower area. Extractor. Electric under floor heating.

Kitchen

11' 11" x 10' (3.62m x 3.06m) Two double glazed windows to rear. Range of base and wall units. Integrated electric Neff hob with concealed extractor over. Integrated washing machine, integrated dishwasher and integrated self cleaning Neff oven and separate Neff microwave. Stainless steel sink and drainer. Space for fridge/freezer. Radiator.

Dining Area

11' 9" x 10' 7" (3.57m x 3.23m) Cupboard housing consumer unit. Separate storage cupboard. TV point. Radiator. Wall lights. Spiral staircase to first floor. Carbon monoxide alarm.

First Floor

Landing

Double glazed wooden window to side. Radiator. Cupboard housing water tank. Stairs to second floor.

Bedroom Two

13' 11" x 7' 9" (4.24m x 2.35m) Double glazed obscured wooden window to front and side. Door to front (furniture access and feature). Radiator. Wall lights.

Bedroom Three

11' x 7' 10" (3.36m x 2.38m) Double glazed wooden window to rear and side. Wall lights. Radiator.

Bathroom

Double glazed wooden frosted window to rear. Suite comprising of low level WC, wash hand basin, panelled bath with separate power shower attachment and shower curtain. Partly tiled walls. Radiator. Extractor.

Second Floor

Master Bedroom

13' 3" x 11' 11" (4.03m x 3.64m) Double glazed wooden windows to both sides. Alarm panel. Built in wardrobes. Door to eaves storage. Exposed beams.

Exterior

Front

Shingled area. Shrubs and plants to borders.

Parking

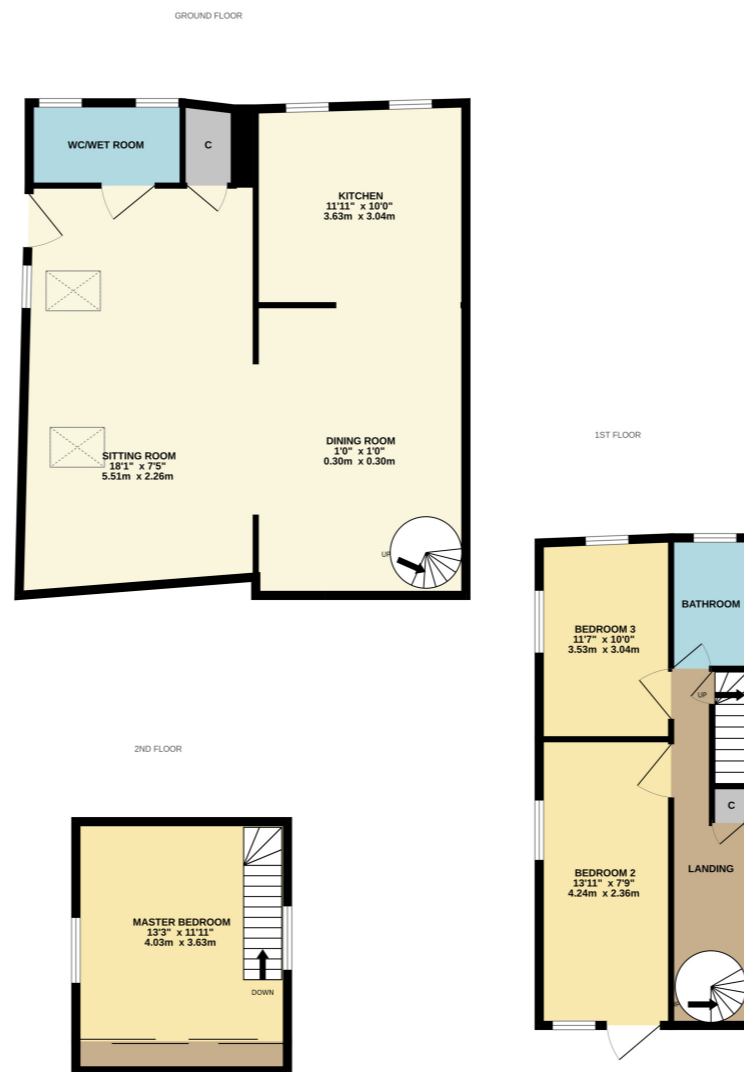
Shared shingled driveway leading to garage and further shingled parking area.

Garage

Split barn style door. Power and light. First floor area boarded up for storage.

Rear

Mainly laid to lawn. Very mature garden with shrubs and trees to borders. Shed to remain. Steps leading down to patio sun terrace. Vegetable garden. Raised beds. Oil tank. Outside lighting. Separate side gate for utility access.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. Interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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