

Warner *Gray*



**The Granary,
Hawkenbury, Staplehurst, Kent TN12 0EB**

**The Granary,
Boarden Lane, Hawkenbury, Staplehurst, Kent TN12 0EB
Guide Price £925,000**

Located in a peaceful spot surrounded by beautiful Wealden countryside, "The Granary" is everything you could wish for in a truly rural retreat, and yet is within easy reach of Headcorn & Staplehurst.

Converted to a very high standard approximately 18 years ago, this charming unlisted detached 3 bedroom converted granary, together with a detached period building currently used as an artist's studio, set in circa 0.8 acres, provides 2,658 sq ft in total of beautifully presented living space that would suit any number of different buyers. The Granary retains many original features, including magnificent timbers and high vaulted ceiling. Downstairs, there is a delightful bespoke country style kitchen, utility, cloakroom and two spacious reception areas, one of which is an elegant triple-aspect sitting room with wood burning stove, exposed beams, oak flooring, the other a perfect dining hall, partially open to the kitchen, with vaulted ceiling, full height glass windows, French doors onto the garden terrace, and views over the beautiful garden. There is underfloor heating throughout the ground floor. Upstairs, in two separate wings accessed by attractive oak staircases, are the three pretty bedrooms, one of which has the benefit of a generous en-suite bathroom, while the other two are served by a separate shower room with corner vanity basin, WC, and a pretty stained-glass window.

But it is not just the house itself that impresses. Outside, the lovely gardens totalling circa 0.8 acres (unmeasured) including a large carp-filled pond, which are a haven for wildlife and nature lovers alike, compliment the house perfectly. You can picture spending long, leisurely days relaxing in the different areas of the garden, not a care in the world. The property also benefits from a useful detached oak framed cart barn and a separate detached period timber-framed studio with power, light and possible telephone connection, and a garage with vaulted ceiling space, all of which could work equally well as a home working space, holiday let or separate annexe if converted, subject of course to the necessary permissions. It is currently used as an artist's studio.

Tucked away at the end of a pretty private lane where there is a small scattering of other period properties, this wonderful property has a very tranquil, mediterranean feel and is the perfect place to live a relaxed existence, while still being close to many good local amenities.

The country villages of Staplehurst and Headcorn, both of which have good local facilities and mainline stations to London, are just over 2 miles distant, and the county town of Maidstone, where there are comprehensive shopping, leisure and health facilities, is an 8 mile drive away.

WarnerGray Tel: 01580 766044 email: info@warnergray.co.uk

WarnerGray



The Granary, Hawkenbury TN12 0EB

This beautiful country home, with its lovely gardens and useful outbuildings, could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy a peaceful, rural existence, while still being close to good local amenities, schools and transport systems.

Converted to a high standard just 18 years ago, this stunning character home has much to offer. The exterior is completely charming and sits comfortably within its rural 0.8 acre setting, while the inside has a warm, elegant, feel.

- Charming detached unlisted barn conversion
- Circa 2,658 sq ft in total (inc. outbuildings)
- Beautiful country kitchen open to vaulted dining hall
- Elegant triple aspect sitting room with exposed beams and wood burning stove
- 3 bedrooms & 2 bath/shower / utility / cloakroom
- Tranquil gardens / large pond / circa 0.8 acres, (unmeasured) country views to rear
- Cart Barn and Separate Studio Outbuilding and Garage with potential (stpp)
- Located at end of private drive / Plentiful parking
- Wide choice of schools including Grammars
- Accessible rural location between Staplehurst & Headcorn
- Underfloor heating throughout the ground floor
- French doors from sitting room and vaulted dining hall onto large terrace and garden beyond

GROUND FLOOR As you enter this property, you know you are in a very special house indeed. The heart of this home is the wonderful, bespoke country style kitchen / breakfast room with bespoke granite and wooden worktops, butler's sink, and an oil-fired Aga-style range. The utility room, with vaulted ceiling and butler's sink, opens onto the terrace, and there is a pretty cloakroom looking onto the terrace and garden.

The kitchen opens onto the high vaulted dining hall, where you can imagine large family gatherings taking place. The dining hall has full height glass windows to front and back, which create a wonderful feature of the property.

Beyond this room is an incredibly spacious and very elegant sitting room with beautiful oak flooring, log burner, exposed beams, and double French doors opening onto the garden and terrace. This room could be divided into different living spaces if desired. There is also a good amount of built-in storage.

FIRST FLOOR Two sets of oak staircases from the ground floor dining hall lead to the bedroom and bathroom accommodation on the first floor. One staircase leads to the principal bedroom which has excellent built-in storage/wardrobe space, and a surprisingly spacious, well-appointed en-suite bathroom. The two further pretty bedrooms are accessed from the second staircase. Both of these rooms have useful built-in storage space and both share a delightful modern shower room.

OUTBUILDINGS Positioned close to, but detached from the main house, is an oak framed cart barn which offers much in the way of potential. At present, it is used as a covered outside entertaining space, but it could be used for garaging, storage or as a games or hobby area.

Next door to this is a detached part brick, part timber studio building and garage with vaulted ceiling which has wonderful vistas over the pond from the first-floor artist's studio. This useful outbuilding could be used in a number of different ways, including as a home office. It also has the potential for conversion to other uses such as an annexe or holiday let, subject of course to obtaining the necessary permissions.

OUTSIDE The Granary is approached over a private drive which leads onto a large gravel area in front of the property which in turn provides plentiful parking for a number of vehicles. The garden is surrounded by mature trees and is an oasis of calm and relaxation, completely in keeping with the feel of the property. To the rear of the main house is a large patio area, ideal for summer living and al fresco dining, and lawn.

This property also benefits from adjoining grazing fields to the rear which gives a lovely open rural outlook. Three garden sheds offer additional storage space.

AGENTS NOTE Please note that the neighbouring property, "Boarden Stables", has a right of way at all times over part of the driveway. There is also a public footpath to the side of the property.

SERVICES Mains water and electricity. Oil fired central heating. NB: Underfloor heating to ground floor / traditional radiators to first floor. Private drainage. EPC Rating: D. Local Authority: Maidstone Borough Council.

LOCATION FINDER what3words: ///access.shirtless.paddock

SITUATION: "The Granary", which is one of the original buildings of Boarden Farm, is situated at the end of a private drive in the pretty hamlet of Hawkenbury. Just over two miles away in different directions are the Wealden towns of Staplehurst and Headcorn, both of which have a good range of local amenities, doctor's surgeries, primary schools, restaurants, and mainline stations providing fast and frequent commuter services to London Charing Cross, Waterloo and Cannon Street. Both stations service Ashford International, which offers connections to a high-speed service to London St. Pancras in about 36 minutes. There is also a large Sainsbury's supermarket in Staplehurst

A comprehensive range of facilities can be found 8 miles away in the county town of Maidstone, including shopping, theatre, restaurants, supermarkets, leisure facilities. There are a wide range of good schools in the area in both the state and private sector, including the sought after Maidstone Grammar Schools, Sutton Valence Preparatory and Senior Schools, and Dulwich Preparatory at Cranbrook. The property is also only 7 miles from junction 8 of the M20, linking to coastal ports, the Channel Tunnel and the M25 for Heathrow, Gatwick and Stansted airports.

www.warnergray.co.uk 01580 766044



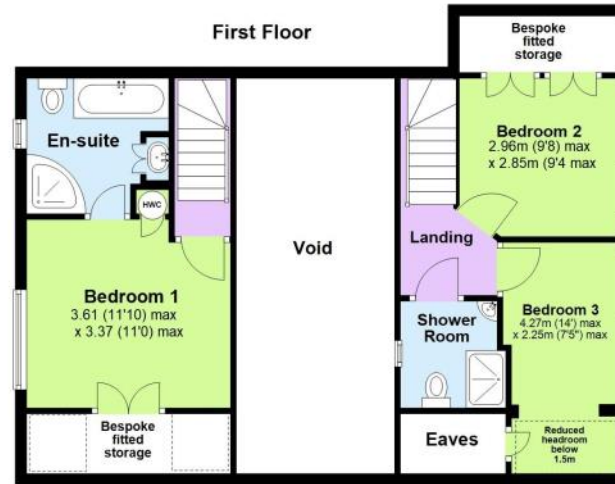


The Granary
 Gross Internal Area 189.9 sq m / 2,044 sq ft
 (approximate)

Studio / Garage Building 27.4 sq m / 294 sq ft

Open Cart Lodge 29.8 sq m / 320 sq ft

Total 247.1 sq ft / 2,658 sq ft

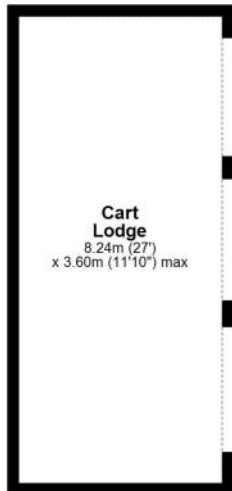


This floorplan has been prepared for marketing purposes only, all descriptions, dimensions and other details may not be to scale. No third party has any authority to make or give any representation or warranty in relation to the property. All measurements are approximate and include eaves space and storage areas.

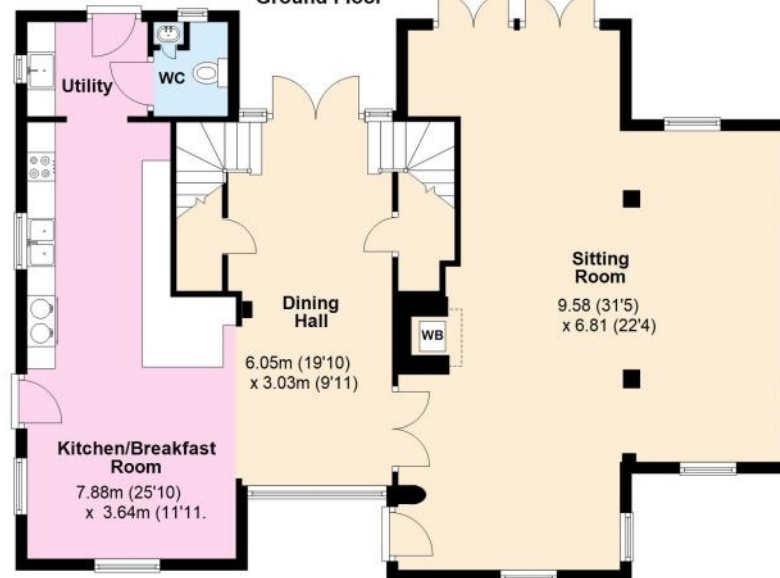


----- Reduced headroom below 1.5m (5'0")

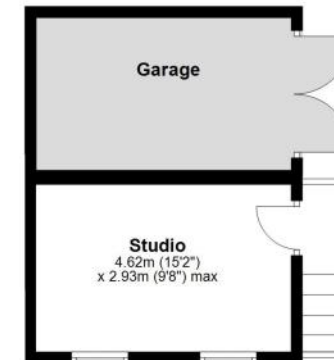
Open Cart Lodge



Ground Floor



Studio & Garage



The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation or warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



