



Hawthorn Barn, Haycross Lane, Woodchurch

Ashford. TN26 3SX

In Excess of £500,000



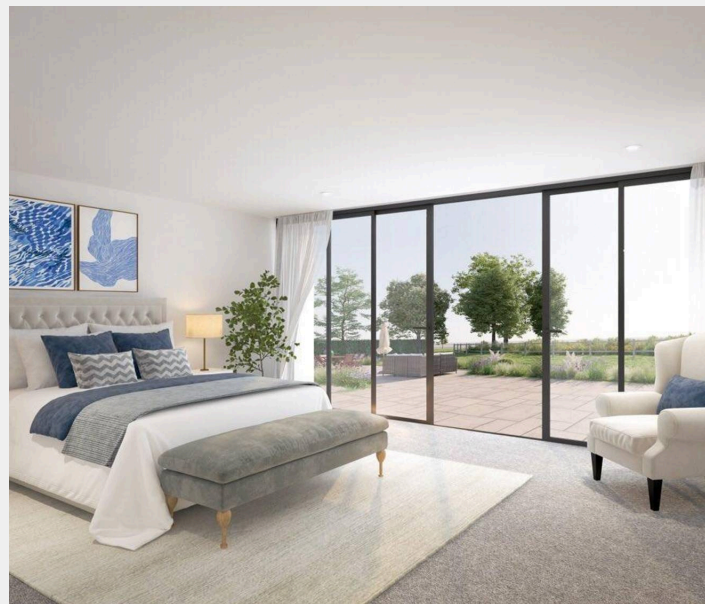
Hawthorn Barn, Haycross Lane

Hawthorn Barn is a rare find, tucked away along a quiet country lane between the picturesque village of Woodchurch, and the historic town of Tenterden, the 'Jewel of the Weald'. A self-build plot of around an acre with full planning permission for an exceptional five-bedroom home. Currently occupied by a redundant agricultural building, the site has consent for its replacement with a stunning contemporary Kentish barn designed by Kent Design Studio, blending rural heritage with striking modern lines and wide expanses of glass.

The dwelling is comprised of two separate elements connected via a glazed link. The single storey building is dedicated to day-to-day living with a vast open-plan kitchen, dining area and living room. Adjacent to this can be found a separate sitting room, study, pantry, utility/boot room and cloakroom. The two storey element includes five double bedrooms, the principal ground floor suite opening directly onto the garden terrace.

The expansive West-facing terrace will draw in the evening sun, and the well stocked, mature pond creates a haven for wildlife in the garden, with the view of grazing sheep in the neighbouring fields just beyond. It's an opportunity to build something remarkable in a truly beautiful Wealden countryside setting.

Planning permission was granted by Ashford Borough Council under reference 21/02220/AS. Full details can be found at www.ashford.gov.uk



Woodchurch, Ashford

Ashford International Station (9 miles) offers high-speed services to London St. Pancras in 37 minutes. Headcorn (11 miles) has direct services to London every 30 minutes. The M25 can be accessed via the M20 providing links to Gatwick and Heathrow airports, the Channel Tunnel, ports and other motorway networks.

There is an excellent selection of private and state schools nearby, and Woodchurch is within the catchment area of Ashford's highly regarded boys' and girls' Grammar schools. Tenterden boasts a fine array of independent retailers, Waitrose and Tesco supermarkets, as well as a host of excellent cafés, restaurants and public houses.

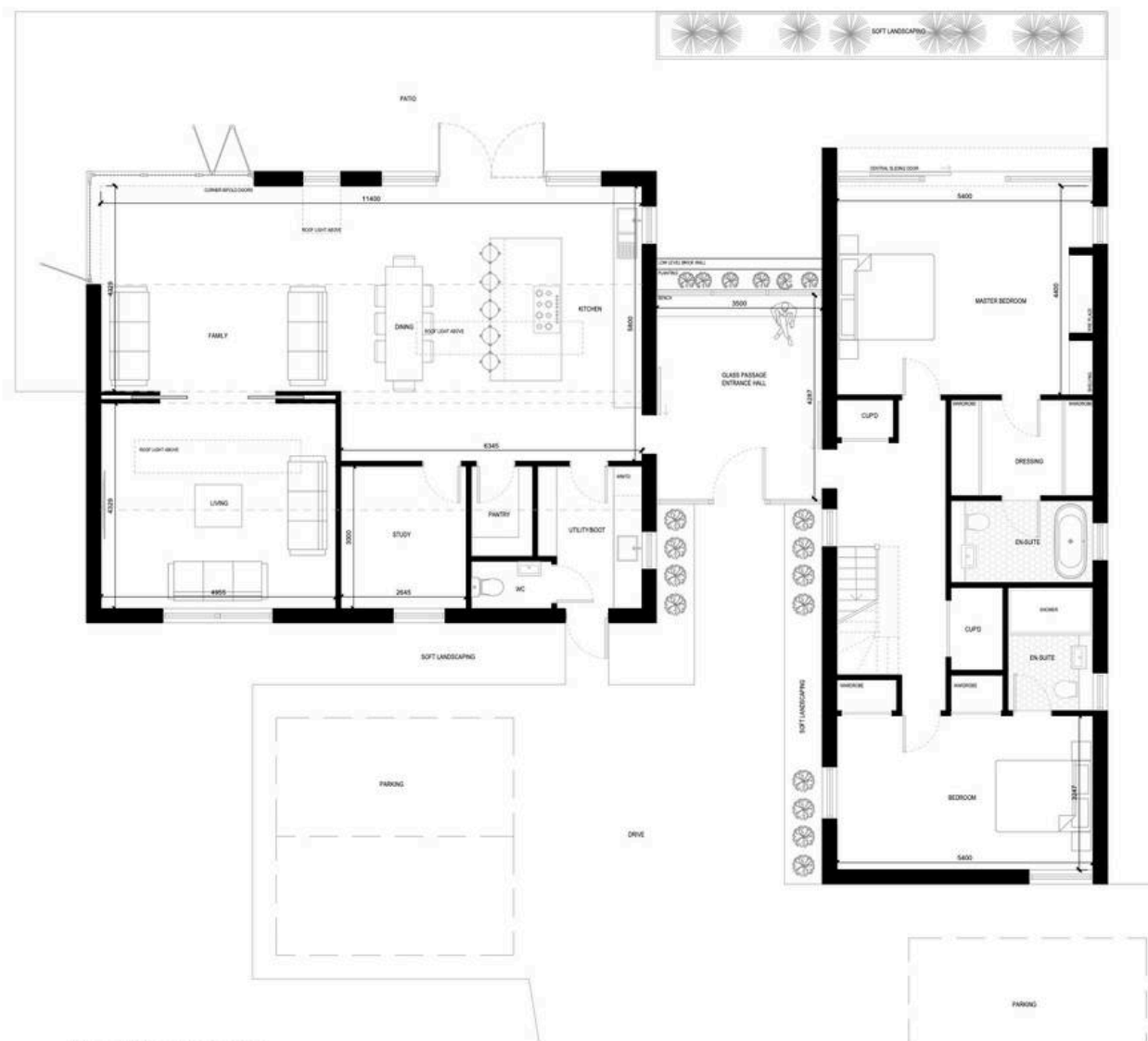
Council Tax band: G

Tenure: Freehold

- Self build plot with full planning permission in place
- Lovely rural location
- Duck Pond
- Countryside views







Proposed Ground Floor Plan
Scale 1:50

Notes:

Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kent Design Studio Ltd

CDM 2015

Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to assist in the health and safety process and co-ordinate health and safety matters. Further advice with regards to the clients duties and the duties of the principal designer & principal contractor can be found on the internet (such as CONIAC industry Guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with an asbestos survey or any other surveys and record drawings / information that the client has on the building or site such as service locations should be passed on to the contractor. Our brief does not extend to principal designer role, so the principal contractor will be responsible for developing health and safety file during construction and handing it over to the client as an as built health and safety file.

Rev

A
B

Date

29.11.21
13.12.21

Description

Amended further to client comments
Amended further to client comments

Scale: 1:50

KENT
DESIGN
STUDIO
KDS
web: www.kentdesignstudio.co.uk tel: 01580 230413

Scale
As Noted @ A1

Date
NOV 2021

PROPOSED

Project Title

Proposed Residential
dwelling at:

Berridge Farm,
Brook Street,
Woodchurch,
TN26 3SX

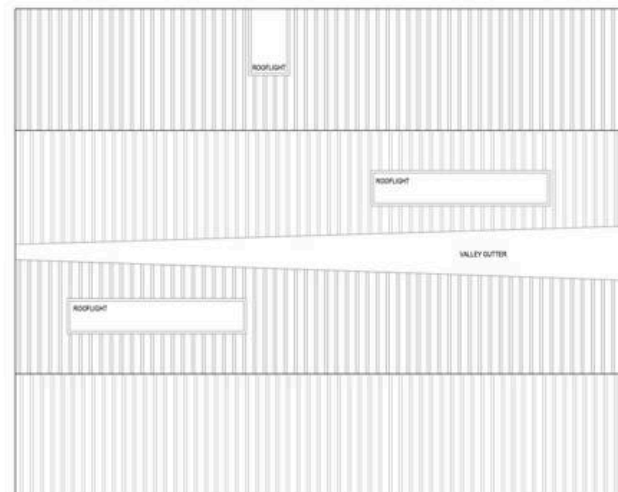
Description

Proposed Ground
Floor Plan

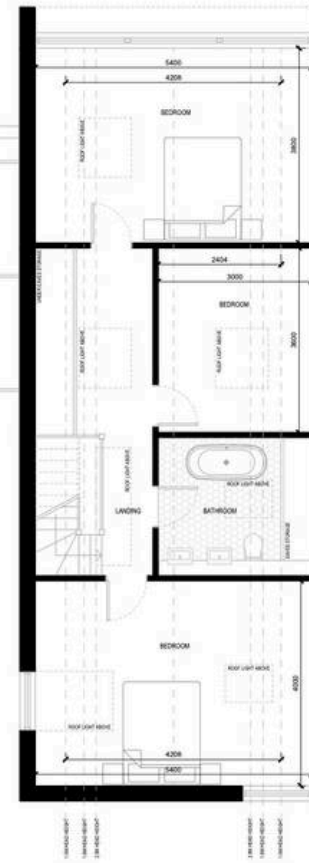
Drawing Number

3449_103B

Drawn By -



Proposed First Floor Plan
Scale 1:50



Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kent Design Studio Ltd

CDM 2015
Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to assist in the health and safety process and co-ordinate health and safety matters. Further advice with regards to the clients duties and the duties of the principal designer & principal contractor can be found on the internet (such as CONAC industry Guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with an asbestos survey or any other surveys and record drawings / information that the client has on the building or site such as service locations should be passed on to the contractor. Our brief does not extend to principal designer role, so the principal contractor will be responsible for developing health and safety file during construction and handing it over to the client as an as built health and safety file.

Rev	Date	Description
A	29.11.21	Amended further to client comments
B	13.12.21	Amended further to client comments

Scale 1:50

KENT DESIGN STUDIO
KDS
web : www.kentdesignstudio.co.uk tel : 01580 220413

Scale
As Noted @ A1

Date
NOV 2021

PROPOSED

Project Title
Proposed Residential dwelling at:
Berridge Farm,
Brook Street,
Woodchurch,
TN26 3SX

Description
Proposed First Floor Plan
Drawing Number
3449_104B
Drawn By:-



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210 • sales@rigbyandmarchant.co.uk • www.rigbyandmarchant.co.uk/

