



RIGBY & MARCHANT

A masterclass in architectural restoration, this striking barn conversion seamlessly blends centuries of agricultural heritage with refined, contemporary living in the heart of the Kent countryside.



Tithe Barn, East Sutton Hill - ME17 3DG

In Excess of £1,500,000



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MARCHANT

Tithe Barn is an exceptional barn conversion occupying an elevated position on the Greensand Ridge, with panoramic south facing views across the Weald. The centrepiece of a historic Kentish farmstead in the peaceful hamlet of East Sutton.

Its conversion was undertaken by Cox Restorations, preserving the integrity of the original oak framed structure while introducing a beautifully considered contemporary interior. Extending to more than 3,500 sq ft, the accommodation is arranged around a remarkable 51 ft open plan living space. Original oak rafters and soaring vaulted ceilings give the room an extraordinary sense of scale, while clearly defined areas for cooking, dining and relaxing make it equally suited to everyday life and entertaining. Bespoke cabinetry, carefully chosen materials and exceptional fixtures and fittings feature throughout.

The central living space is flanked by two independent two storey bedroom wings, creating a natural separation between the private accommodation. Two light filled principal bedrooms occupy the upper floors, each with a vaulted ceiling, built in storage and a luxurious en suite bathroom. Two further en suite bedrooms are arranged at ground level, one of which could also provide an excellent cinema or family room.

The house combines its historic character with the comfort and efficiency of a modern home. Features include underfloor heating, hardwood and aluminium double glazed windows, Cat 6 wiring and full fibre broadband. It is sold with a ten year AHCI new homes warranty and an architect's certificate.

The gardens were designed by award winning landscape practice Acres Wild and provide an elegant, understated setting for the house. Beyond the formal garden is a paddock of approximately one third of an acre, positioned to take full advantage of the far reaching southerly views.

An attached open barn provides two generous covered parking bays with an EV charging point. There is also a secure workshop and bicycle store, together with a discreet bin store.









Tithe Barn lies just over a mile east of Sutton Valence, a picturesque village with a doctor's surgery, hairdresser and a choice of welcoming country pubs. Maidstone, Headcorn and Cranbrook provide a broader range of shops, restaurants and leisure facilities. Headcorn and Staplehurst stations offer regular services to London Bridge, Charing Cross and Cannon Street, while Bearsted serves London Victoria. High speed trains from Ashford International reach London St Pancras in approximately 37 minutes. The M20 at Junction 8 provides convenient access to the wider motorway network, the airports and the Channel Tunnel. The area is particularly well served for schools, including Sutton Valence Primary School, Sutton Valence Preparatory and Senior Schools, Dulwich Prep Cranbrook and Benenden School. There are also highly regarded grammar schools in Maidstone, Ashford and Tonbridge.

Council Tax band: TBD

Tenure: Freehold

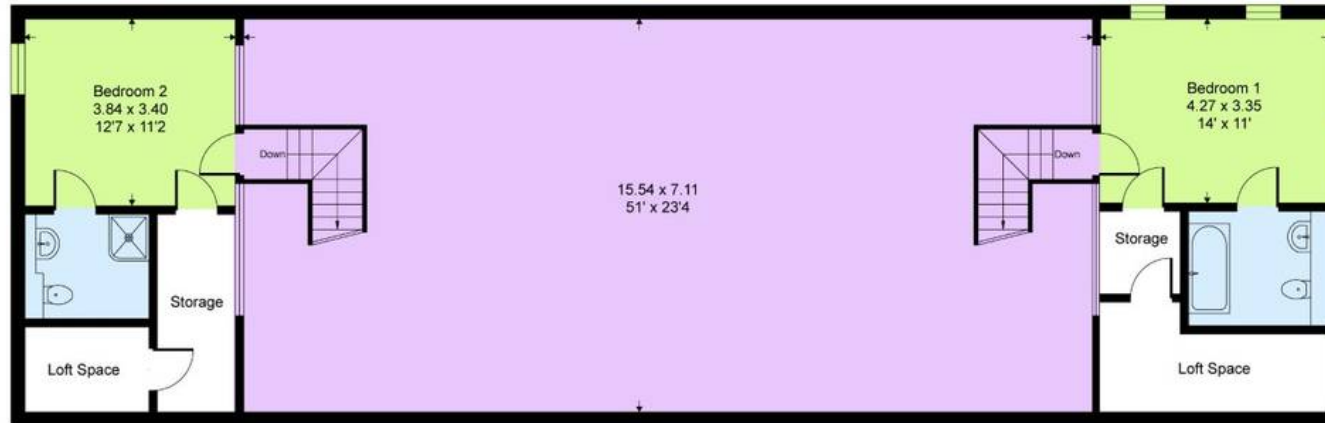
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Magnificent vaulted oak framed interiors
- Landscape garden by Acres Wild
- Fast London rail connections
- Panoramic Weald views

Tithe Barn

Approximate Gross Internal Area = 334.6 sq m / 3602 sq ft
Approximate Outbuilding Internal Area = 47.4 sq m / 511 sq ft
Approximate Total Internal Area = 382 sq m / 4113 sq ft

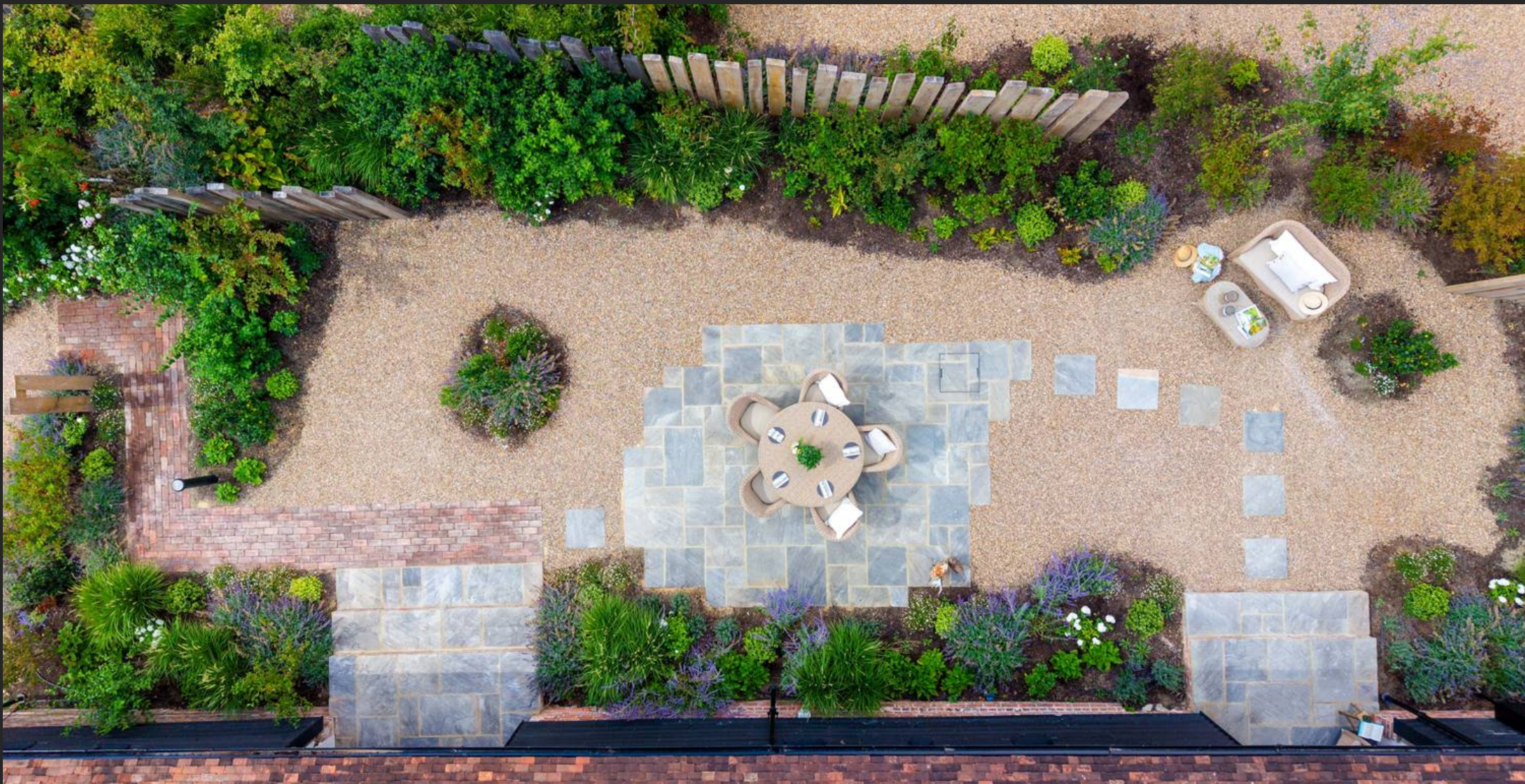


First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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