

hobbs parker

Country Houses

Vicarage Barn Westwell

DISTINCTIVE COUNTRY PROPERTY









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Vicarage Barn

Westwell Court,
Westwell, Ashford, Kent TN25 4JX

A five-bedroom barn conversion within a select courtyard environment in the village Conservation Area close to the 13th Century church and The Wheel Inn.

The barn is sold with a double wagon lodge style garage, a Breeze house and two separate gardens.



Accommodation

• Entrance hall • Kitchen/Breakfast room
Utility room • Upper hall • Cloakroom
• Dining room • Sitting room • Music room
• Landing • Main bedroom Ensuite (Juliet Balcony)
• Walk-in wardrobe • 4 further bedrooms
• Family Bathroom • Shower room • Study
• First & Second floor landings
• Wagon lodge double garage (workshop) • Gardens
• Undercroft • Shed & Breeze House • Pergola

Situation

Westwell Court is in the Conservation Area of the popular North Downs village of Westwell and just a few miles from major travel links.

This pretty village has a church, inn, and village hall with playing field and community activities, there are many walks and rides in the surrounding countryside.

Wider facilities are available in nearby Ashford, including major retail outlets such as Waitrose, Sainsburys and an M&S Food Hall.

The town is well served by schools both in the state and independent sectors, including grammar schools for boys and girls.

There is access to the M20 motorway at Junction 9, along with easy access to the international station providing 38-minute-high speed trains to London















Stratford and St Pancras stations. The Channel Tunnel is accessible via the M20 motorway in under 20 minutes.

Vicarage Barn

A characterful and atmospheric period barn conversion within a peaceful and select courtyard setting complemented by gardens, parking, and garaging.

The accommodation is arranged over three floors with a well- equipped kitchen/breakfast room, utility room, cloakroom and two separate reception rooms on the ground floor.

The first floor affords a main bedroom with luxurious ensuite, 'Juliet' balcony and a walk-in wardrobe whilst there are four additional bedrooms, a study and both a shower room and bathroom.

The Gardens

There are two separate gardens with the first approached from the under croft and laid to lawn with a shed and Breeze house. The other garden is accessed from the courtyard and features a pergola.

There is plenty of parking adjacent to the barn and a double cart lodge style garage is found opposite with a secure workshop.

Tenure: Freehold

Council Tax: Band G

Services

Mains water and electricity, oil fired central heating. Broadband and mobile coverage available

Directions

What3Words: flush.creatures.silently

Satnav TN25 4JX

Viewing

Strictly by appointment with Hobbs Parker

Tel: 01233 506260

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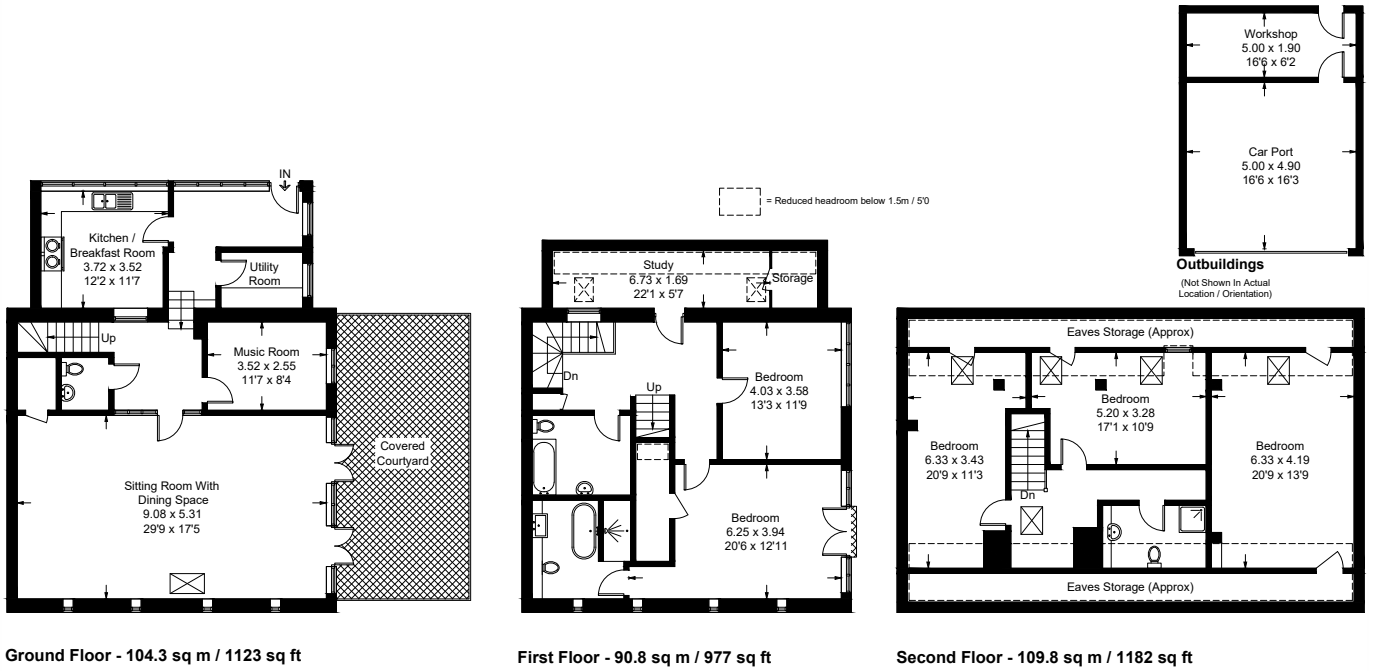








Vicarage Barn, Westwell Court, Westwell, Ashford



Ground Floor - 104.3 sq m / 1123 sq ft

First Floor - 90.8 sq m / 977 sq ft

Second Floor - 109.8 sq m / 1182 sq ft

Approximate Gross Internal Area = 304.9 sq m / 3282 sq ft (Including Eaves Storage)
Workshop = 9.5 sq m / 102 sq ft (Excluding Car Port / Covered Courtyard)
Total = 314.4 sq m / 3384 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1333085)
www.bardenvisuals.co.uk

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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