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Denley Hall Barn, Seasalter Road, Graveney, Faversham, ME13 9ED

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS











Denley Hall Barn, Seasalter Road, Graveney, Faversham, ME13 9ED

- An Attractive Traditionally Styled Detached House
- Set Within Approx. Half An Acre Of Beautiful Grounds
- Over 2250 Sq.Ft Of High Specification Accommodation
- Sitting Room With Wood Burning Stove
- Four Bedrooms & Three Luxury Bathrooms
- Stunning Open Plan Kitchen/Dining Room
- Architecturally Designed Sunken Out-Door Lounge
- Double Garage With Studio Above

SITUATION:

Denley Hall Barn is situated in the picturesque village of Graveney, an attractive rural community surrounded by the beautiful landscapes of the North Kent Marshes, approximately 2.5 miles from Whitstable and just a mile from the coast.

This peaceful corner of Kent is particularly celebrated for its expansive skies, rich wildlife and unspoilt countryside, with a wonderful network of footpaths and quiet country lanes providing opportunities for walking, cycling and exploring the surrounding landscape.

Graveney retains a traditional village atmosphere, with its historic parish church, village primary school and public house contributing to a strong sense of community. The surrounding countryside forms part of an important coastal landscape, renowned for its natural beauty and diverse birdlife.

Nearby Whitstable is one of Kent's most desirable coastal destinations, celebrated for its charming streets, independent boutiques, excellent restaurants and thriving arts scene. Famous for its oysters and historic working harbour, the town offers a distinctive combination of maritime heritage and contemporary coastal living. Its picturesque seafront, colourful beach huts and beautiful sunsets across the Thames Estuary make Whitstable a particularly appealing destination throughout the year, whilst the neighbouring village of Tankerton offers attractive beaches, coastal walks and far-reaching sea views.

In the opposite direction lies the historic market town of Faversham, renowned for its medieval architecture, traditional market square and rich maritime heritage. The town provides an excellent range of independent shops, restaurants, cafés and everyday amenities, together with highly regarded schools, including Queen Elizabeth's Grammar School.









DESCRIPTION:

A particularly impressive and thoughtfully conceived conversion of a former garage and workshop, now transformed into a beautiful four-bedroom barn-style residence, offering in excess of 2,250 sq.ft and built to an exceptionally high specification. Occupying an enviable half-acre plot, with breathtaking and uninterrupted views across Graveney Marshes, Denley Hall Barn is an architectural masterpiece and successfully combines country charm with contemporary luxury.

The conversion has been approached with energy efficiency and environmental performance very much at the forefront, with insulation levels exceeding current building regulations and the property leaning towards passive-house principles. The specification includes an air source heat pump providing zoned underfloor heating, a rainwater harvesting system, mains-wired CCTV and an integrated alarm system, together with the reassurance of a 10-year structural warranty. There is also the option to have a solar photovoltaic system installed, offering further potential to enhance its energy efficiency.

The accommodation has been thoughtfully arranged, with a welcoming entrance hall leading through to an impressive kitchen/dining room/snug, fitted with a Callerton Valencia kitchen, complemented by Silestone worktops, integrated Siemens appliances and a Quooker boiling water tap. The kitchen provides a wonderful sociable environment, with plenty of space for both dining and relaxation, whilst a separate utility room offers practical provision for laundry appliances and additional storage.

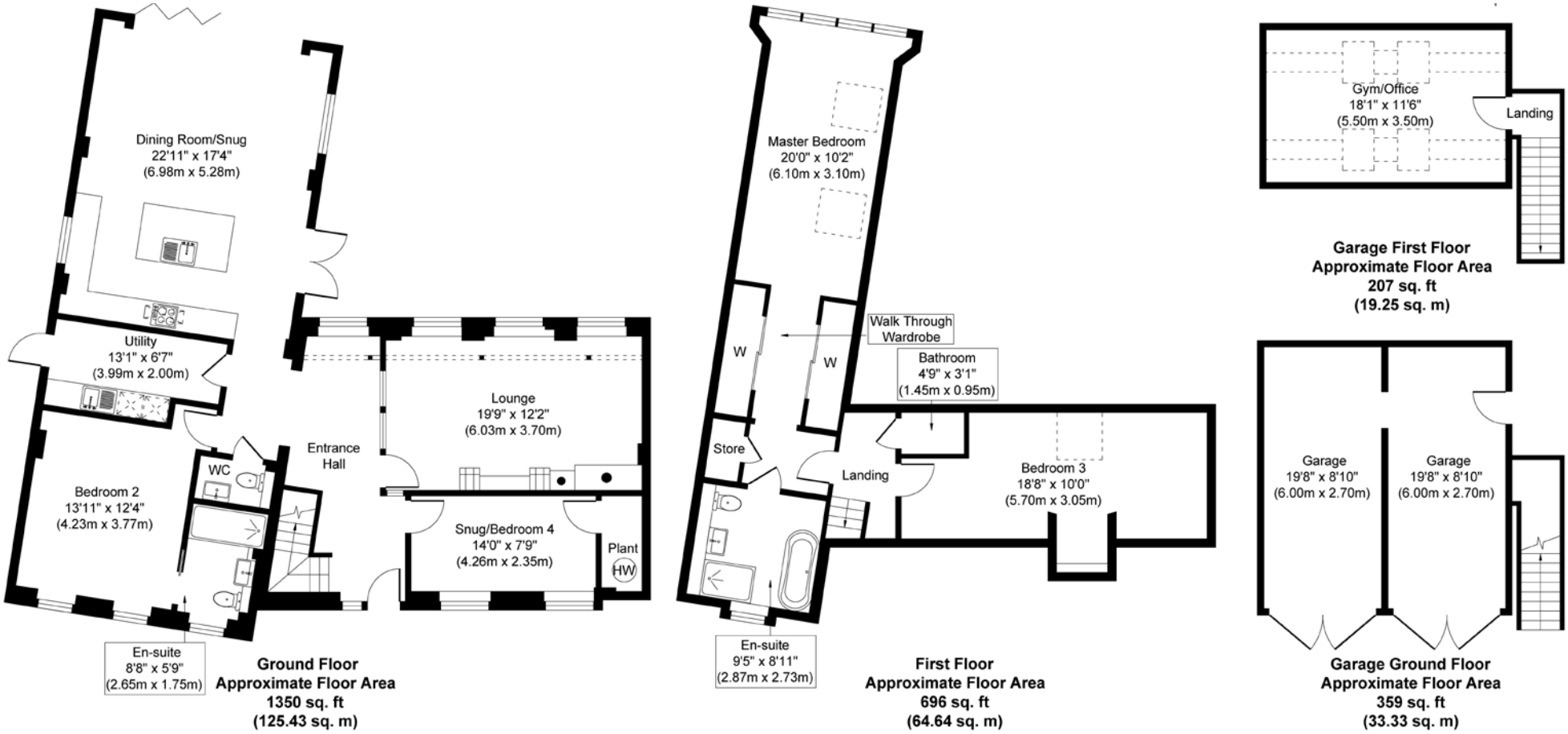
The ground floor further incorporates a useful additional reception room, which could equally serve as a snug or fourth bedroom, together with a generous bedroom enjoying its own ensuite facilities, making this an ideal arrangement for guests or multi-generational living.

An attractive oak staircase, enhanced by feature lighting, rises to the first floor, where two further bedrooms are arranged around a beautifully appointed family bathroom. The principal bedroom is particularly impressive, incorporating a walk-through wardrobe and offering a lovely sense of space and privacy.

OUTSIDE:

Externally, the property is approached via an impressive lych-gate entrance with electrically operated gates and intercom, creating an immediate sense of arrival whilst providing security and privacy. The half-acre plot provides a wonderful setting, with the uninterrupted views across Graveney Marshes undoubtedly one of the property's most compelling features. This striking, thoughtfully designed residence offers the ultimate in modern indoor-outdoor living, anchored by a spectacular sunken garden oasis.

A further notable asset is the substantial detached double garage, providing two generous parking bays, with a staircase rising to a particularly useful first-floor gym or home office, with approximately 200 sq.ft.



TOTAL FLOOR AREA: 2616 sq. ft (243 sq. m)
HOUSE: 2050 sq. ft (190 sq. m)
GARAGE: 566 sq. ft (52 sq. m)

EPC RATING
TBC

COUNCIL TAX BAND
TBC

GENERAL INFORMATION
The property is served by underfloor heating with an air source heat pump and private drainage.

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