



The Barn
Marley Lane | Kingston | Canterbury | Kent | CT4 6JJ



Step inside

The Barn

If a rural idyll and a tranquil environment with stunning countryside scenery are top of your list, then this unique and characterful residence nestling in the midst of 3.12 acres of land, should tick all the right boxes. Situated in an elevated position offering superb views across the Elham Valley in an Area of Outstanding Natural Beauty, it is a true haven whether you are looking for a permanent home or a very special and relaxing weekend and holiday country retreat.

The property is approached down a long leafy country lane that leads to a driveway with an automatic gate to an inner drive and parking area surrounded by sweeping and level lawns interspersed with attractive mature trees and shrubs. There is a glazed porch with a tiled floor, a pine ceiling and an oak front door that opens into a spacious entrance hall with a central staircase, exposed beams, fitted cupboards and engineered oak flooring that flows through much of the property. There is access to a study/bedroom 4 with a built in store cupboard and patio doors to the vast terrace, so you can wander out into the garden to give you inspiration when you are working. This could always become another bedroom as it is adjacent to a shower room that could be incorporated to become an ensuite.

A corridor with fitted bookshelves provides access to the shower room and leads to the simply stunning 39.1ft lounge/diner which makes a great space for entertaining as well as somewhere special for the family to enjoy. It includes a veritable wall of windows and patio doors to the terrace, vertical and exposed ceiling beams, impressive fitted curved oak cabinets and a second staircase to the first floor. As if that was not enough there is a gorgeous inglenook style fireplace with a Bressummer beam and a large log burner as a cosy focal point.

The well-proportioned dual aspect kitchen/breakfast room includes tiled flooring and shaker style units housing a gas hob, built in oven and microwave as well as an integrated dishwasher, washing machine and wine cooler with space for an American style fridge freezer. There is also a central island with additional storage and bookshelves plus plenty of room for a breakfast table and chairs.

Recently added to the property is the delightful orangery accessed from the kitchen via a pair of glazed oak doors. It has windows and French doors to the terrace on two sides, a large lantern skylight, plenty of floor to ceiling fitted cupboards and a built in desk so you can also use this space as an office or somewhere for the kids to do their homework.

The stairs from the lounge/diner lead to an amazing galleried landing with a partially vaulted ceiling and exposed wall and ceiling beams. On one side is a vast triple aspect vaulted ceiling double bedroom currently in use as an office with fitted cupboards and access to the loft. In the other direction you will find a dual aspect and vaulted ceiling double bedroom with ensuite access to the Jack and Jill family bathroom. This also opens into the original landing with a door to another double bedroom. All the rooms on the first floor offer stunning views across the valley and include ample eaves storage.

Outside the grounds and garden are completely secluded and private and provide a variety of options to suit all tastes and requirements. There is the stunning Indian sandstone terrace that spans the width of the property and could easily provide space to include a hot tub and is ideal for outdoor entertaining, barbeques or just sitting and taking in the delightful surroundings. This borders a large level lawn where you could ideally install a swimming pool, badminton court or croquet lawn while the wild areas of the garden are great for kids and pets to explore.

There are also steps up to a recently built detached summerhouse/studio positioned to provide the most fabulous views over the surrounding countryside. This has lighting and electrics so could always be used as an office for anyone who needs to work undisturbed by activities in the home. While if you have horsey interests there is a stable block with two stables and a tack room as well as an approx two and a half acre paddock surrounded by trees. Alternatively, if you are considering developing 'the good life' it would be ideal for sheep, goats, chickens or even alpacas.





Seller Insight

“The property had originally been a farm building and converted into residential accommodation in the 1960s/70s. However when we bought this house in 2010 it had fallen into total disrepair and needed completely renovating from top to bottom. However we fell in love with the location, the peace and quiet and the character of the property so we decided to take on the task of creating something special. We put in six new dormer windows upstairs, added engineered oak flooring, the second staircase and the porch. Had the property rewired, replumbed, put in new bathrooms and a new kitchen and later incorporated the conservatory/garden room. There is also CCTV and, despite the rural environment, we also have Vfast internet.

Although we are out in the country we are not far from Barham and Bridge while Kingston includes an historic church and a unique village hall with regular activities. There is also the delightful Covet Wood, so there are great places for off road riding and for walks with the dog and if you want a drink or a meal there is the Black Robin pub. The village also includes an historic church and a unique village hall that hosts a number of regular activities. Nearby Barham also has a pub and an excellent small supermarket/post office in the village hall as well as a very good primary school.

Bridge has a variety of useful shops such as a small supermarket, post office and chemist. There is also an excellent medical centre, a dentist and hairdresser as well as a good primary school. The village also has pubs and first class restaurants including The Pig at Bridge Place hotel and the Bridge Arms. The adjacent village of Patricxbourne has a football club and playing fields and nearby Bekesbourne includes a station together with a veterinary surgery, deli, café and gift shop. Golfers can enjoy a game at Broome Park or Canterbury golf clubs while sailing clubs are available in Whitstable and Herne Bay.

Kingston is close to the A2 for travel to Canterbury, London and Dover while the Channel Tunnel is a fifteen to twenty minute drive away. Canterbury includes two railway stations with the high speed train that can whisk you to London in under an hour as well as three grammar schools, three top class private schools, three universities and two theatres. This UNESCO world heritage site city has some amazing historic buildings plus a variety of high street stores, individual shops and a great selection of pubs and restaurants.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Canterbury Bridge	6.6 miles
Bekesbourne	3.7 miles
Dover Docks	5.0 miles
Channel Tunnel	16.9 miles
Gatwick Airport	11.3 miles
Charing Cross	71.2 miles
	68.9 miles
By train from Bekesbourne	
Canterbury	5mins
Charing Cross	2hrs 10 mins
Victoria	1hr 54 mins
By Train from Canterbury East	
Charing Cross	1hr.55 mins
Victoria	1hr 33 mins
Dover Priory	20 mins
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

Leisure Clubs & Facilities

Barham Tennis Club
 Jelly Legs Running Club
 Polo Farm Sports Club
 Canterbury Golf Club
 Broome Park Golf Club
 Kingsmead Leisure Centre
 Patricxbourne Football Club
 Bursted Manor Riding Centre

Healthcare

Bridge Health Centre
 Canterbury Health Centre
 Elham and Hawkinge Surgery
 Canterbury Medical Practice
 Kent and Canterbury Hospital
 Chaucer Hospital

Education

Primary Schools:
 Bridge and Patricxbourne Primary
 St Thomas's Catholic Primary
 Kent College Junior
 St Edmunds Junior
 Kings Junior (Milner Court)

01227 831367
 01227 830984
 01227 769159
 01227 453532
 0800 358 6991
 01227 769818

 01227 830568

01227 831900
 03000 426600
 01303 840213
 01227 463128
 01227 766877
 01227 825100

01227 830276
 01227 462539
 01227 762436
 01227 475600
 01227 714000

Secondary Schools:

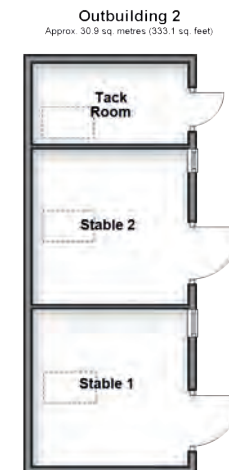
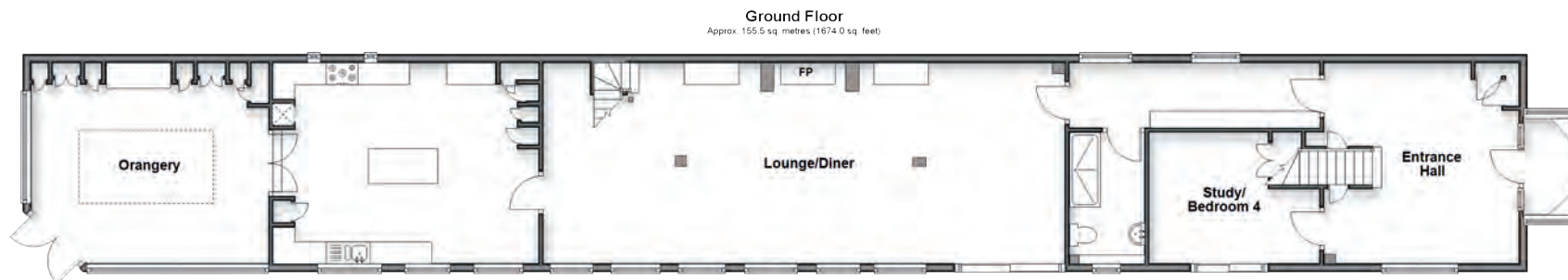
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
The Pig at Bridge Place Hotel	0345 2259494
Red Lion	01227 832213
Bridge Arms	01227 286534

Local Attractions / Landmarks

Howletts Animal Park
 Wingham Wildlife Park
 The Beaney House
 Canterbury Cathedral



GROUND FLOOR

Porch	
Entrance Hall	
Bedroom 4/Study	12'0 maximum x
9'11 (3.66m x 3.02m)	
Hall	
Shower Room	
Lounge/Diner	39'1 x 15'1
(11.92m x 4.60m)	
Kitchen/Breakfast Room	19'11 x 14'11
(6.07m x 4.55m)	
Orangerie	17'9 x 14'6
(5.41m x 4.42m)	

FIRST FLOOR

Landing	
Bedroom 2	20'8 x 11'2
(6.30m x 3.41m)	
Bedroom 1	25'0 maximum x
10'4 (7.63m x 3.15m)	
Bathroom	
Bedroom 3	12'2 x 10'2
(3.71m x 3.10m)	

OUTBUILDING 1

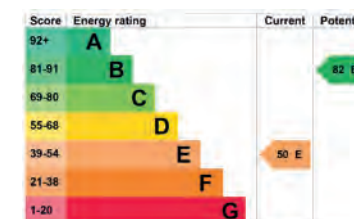
Room 1	16'0 x 9'6 (4.88m
x 2.90m)	

OUTBUILDING 2

Stable 1	11'7 x 11'7
(3.53m x 3.53m)	
Stable 2	11'7 x 11'7
(3.53m x 3.53m)	
Tack Room	11'7 x 6'1 (3.53m
x 1.86m)	

OUTSIDE

Wraparound Garden
Gated Driveway



Council Tax Band: E
Tenure: Freehold

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