

THE MODERN HOUSE



*Kent
Sold*

Challock

Set within beautiful private gardens and paddocks of around nine acres, this fantastic Grade-II listed five-bedroom barn has over 4,500 sq ft of internal accommodation and a separate barn with planning permission for two self-contained studios. It can be found set back from a quiet country lane within the Kent Downs Area of Outstanding Natural Beauty, within easy reach of Canterbury, Faversham and the North Kent coast.

The barn dates back to the 18th Century and is an excellent example of an Aisled barn; the carpenter's equivalent of a medieval cathedral. From the front façade two distinctive hipped midstreys protrude from double-height internal atriums at either end of the six-bay frame.

A private gated driveway leads from the no-through road with parking for several cars at the end of a large, lawned front garden. Paved walkways lead to separate entrances, leading past a seating area on the right and along an olive-lined pathway on the left.

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*South-East England
Sold*

Challock

The main entrance is on the right leading into a soaring hallway with utilities ahead. To the right are two large rooms, both currently used as offices, but which could easily be turned to bedrooms. To the left is the kitchen, custom made by Neptune and cleverly arranged around two kitchen islands with Silestone worktops and Neff appliances.

The ground level is largely open plan and feels truly expansive. Beyond the kitchen is an enormous open-plan dining space that rolls into a series of semi-defined living spaces. A log burner separates the two sitting rooms, one within the double height space, the other, more intimately set beneath a lower section of ceiling at the southern end. A guest WC can be found next to the secondary front door. Underfloor heating is present in all tiled areas.

The upper level has five bedrooms, all of a good size, and a family bathroom at the centre of the plan. A long corridor leads north to south linking the two larger bedrooms and offering views into the voids at either end. Both are en-suite, one with a free-standing bath, the other with a shower room and masses of eaves storage brilliantly hidden by a bank of built-in wardrobes. All three bathrooms have underfloor heating.

A deep terrace extends across the rear of the house and around its perimeter. The lawn is slightly raised from here and using the ground's elevation, the current owners have created a wonderful enclosed seating area, framed in cedar and surrounded with scented Mediterranean plants and herbs.

The garden is largely laid to lawn and dotted with mature trees. At its limit, beyond a rustic timber fence, is arable land extending as far as the eye can see. In the far corner a gateway leads to a further seven acres of private open paddock.

At the end of the driveway is a steel-framed barn, currently used as a garage and store. Planning permission (REF: 18/00476/AS) is in place to convert it into two self-contained studios, and for the erection of a detached stable block.

The house is well-placed within a sought-after part of Kent's North Downs. Favoured for its outstanding scenery, good schools and excellent links to London, the area is rural in character but also close to the towns of Canterbury, Faversham and Ashford.

Train services run from nearby Charing to London Victoria in approximately one hour and from Ashford (approximately 15 minutes by car) to London St Pancras in around 40 minutes. Ashford also runs services to mainland Europe via Eurotunnel. Both the M20 and M2 motorways are within easy reach.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.