

EST. 1999

WILLIAMS AND DONOVAN

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## Barn Row, East End, Paglesham, SS4 2EL



Guide Price:  
£625,000 - £650,000

Situated in the much sought after rural village of East End, Paglesham is this stunning four bedroom detached barn with many original features, which was converted to residential occupancy in 1836 and although located in the Conservation Area of Paglesham, it is not a listed building. Properties of this calibre very rarely come to the market and therefore viewing is highly recommended. NO ONWARD CHAIN.

Our Ref: 16092.

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Entrance via solid wood entrance door to entrance hall.

#### ENTRANCE HALL

Solid oak staircase from central and rear to first floor accommodation. Radiators. Tiled flooring. Plastered ceiling with inset LED spotlighting and original exposed beams.



#### SITTING ROOM 10' 8" x 9' 11" (3.25m x 3.02m)

Sash windows to rear aspect. Radiator. Tiled flooring. Original feature fireplace with open fire. Plastered ceiling with inset LED spotlighting.

#### LOUNGE 21' 1" x 9' 11" (6.43m x 3.02m)

Sash windows to rear aspect. Door providing access to rear garden. Original feature brick built fireplace with fire. Radiator. Wood flooring. Plastered ceiling with inset LED spotlighting.



#### KITCHEN/BREAKFAST ROOM 15' 5" x 13' 6" (4.7m x 4.11m)

Sash window to front and rear aspects. Door providing access to rear garden. A range of solid wood country style base and eye level units incorporating Granite work surface with butler sink. Tiled splash back. Aga with brick built surround and oak mantle. Tiled flooring. Plastered ceiling with inset LED spotlighting and original exposed beams. Built in storage cupboard. Door to lean to.



#### LEAN TO

Storage and utility space. Bi folding doors providing access to rear garden.

### FIRST FLOOR LANDING

Plastered ceiling with inset LED spotlighting and original exposed beams. Wood flooring.



### INNER LOBBY

#### SHOWER ROOM

Sash window to front aspect. A three piece suite comprising walk in wet room shower area, wall hung wash hand basin with inset ceramic sink, chrome mixer tap and oak surround, low level wc. Tiled walls. Plastered ceiling with original exposed beams.



### BEDROOM ONE 15' 5" x 12' (4.7m x 3.66m)

Sash window to rear aspect. Staircase returning to ground floor entrance hall. Plastered ceiling with original exposed beams. Wood flooring. Radiator. Door to inner lobby.



**BEDROOM FOUR 10' 9" x 9' 11" (3.28m x 3.02m)**

Sash window to rear aspect. Plastered ceiling with inset LED spotlighting. Wood effect flooring. Radiator.



**BEDROOM THREE 10' 8" x 9' 11" (3.25m x 3.02m)**

Sash window to rear aspect. Plastered ceiling with inset LED spotlighting. Exposed floorboards. Built in storage.



**BEDROOM TWO 11' 10" x 9' 11" (3.61m x 3.02m)**

Sash window to side and rear aspects. Original feature fire. Exposed floorboards. Plastered ceiling with original exposed beams. Radiator.



## EXTERIOR.

The property sits on a substantial plot with a stunning mature rear garden with many individual areas including stunning seating areas providing privacy, seclusion and a sun trap. Lawn areas. Patio areas. A selection of mature flowers, shrubs and trees. Covered courtyard providing perfect exterior seating/entertaining area with direct access to Garden Room/Studio. Leading to driveway providing off street parking. Various outbuildings.



## GARDEN ROOM/STUDIO 14' 9" x 11' 4" (4.5m x 3.45m)

Vaulted plastered ceiling with inset spotlighting. Wood flooring. Door to further garden room.



**SOLID OAK BUILT GARDEN ROOM 9' 10" x 4' 8" (3m x 1.42m)**

Full height windows overlooking garden.

**BRICK BUILT STORAGE SHEDS** Double opening doors leading to **SHOWER ROOM 6' 5" x 5' 11" (1.96m x 1.8m).**



**TWO BRICK BUILT STORAGE SHEDS**

**PITCHED ROOF BUILDING**

Could be converted to further outbuilding for one outbuilding or kept as individual storage areas.

The main access is via the driveway through to the courtyard area of the property.

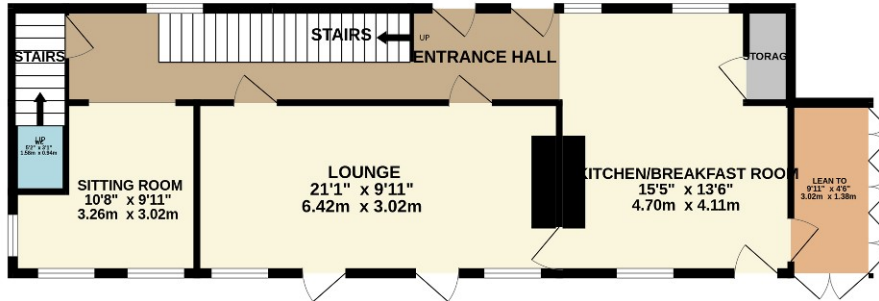


The property has a shared access to one side to the cottages to the rear, with lawn areas.

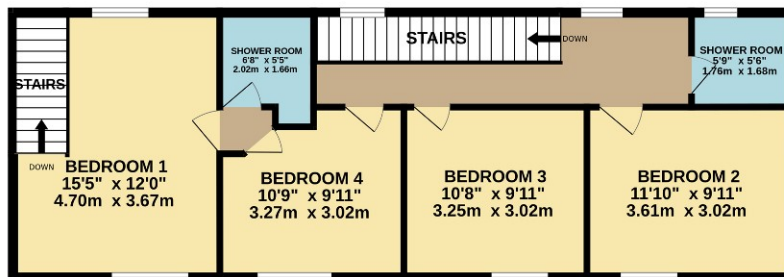




GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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