



**RYE BARN, 4 GRANARY PLACE, PLAXDALE GREEN ROAD,
STANSTED, KENT, TN15 7PB**

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 **Hillier**
Reynolds

£750,000

FREEHOLD

Stunning four bedroom semi-detached barn conversion.

South facing rear garden and parking for multiple vehicles.

Idyllic semi-rural location but within a short drive of MLS and motorway links.





We are excited to launch this contemporary four-bedroom semi-detached barn conversion. Located in a stunning semi-rural location but just a short drive from the larger village of Borough Green with its selection of shops and mainline railway station with services to London Bridge, Charing Cross, Victoria and Ashford. Access to the M20 and M26 are also close by providing excellent transport links.

This is a modern and stylish barn conversion that has been finished to a high specification with quality and design a priority. As soon as you enter the property you will appreciate the tasteful and neutral decor. A large entrance hall leads to the well-proportioned lounge on your left and the stunning contemporary kitchen/diner. The kitchen has been well designed and planned and has a large central island as well as a large selection of cupboards and work top space. A large walk-in pantry provides further storage and work top space and the utility room next door means that the kitchen can remain uncluttered and minimalistic. Bi-fold doors lead out to the landscaped south facing rear garden. This area has also been carefully planned to provide a low maintenance and stylish outdoor entertaining area. There is a large patio with a BBQ area with work top and sink. Side access leads to the front of the property which has been beautifully landscaped. The parking area is currently in the process of completion and will provide private parking for approx. 4/5 vehicles. We understand that there will be entrance gates as well as an electric car charging point.

A cloakroom completes the downstairs accommodation.

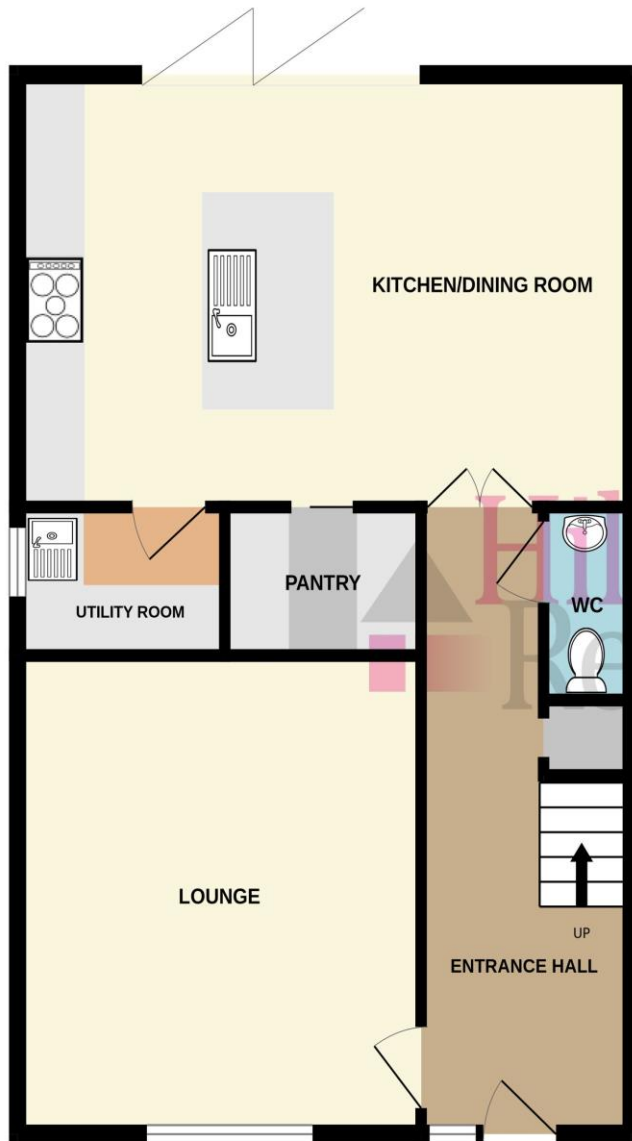
Upstairs you find the contemporary feel of the property continues and there is a large landing leading to the four bedrooms. The master bedroom is at the rear of the property and has a beautifully fitted en suite shower room. There is a large selection of bedroom furniture which complements the style of the property beautifully. We understand from the owner that there is the potential to purchase the property fully furnished if required. The second bedroom is a large and bright double room. Bedroom three is a slightly smaller double room with fitted wardrobes. The current owner used the fourth bedroom as an office.

The family bathroom has been finished to the same high specification as the rest of the property.

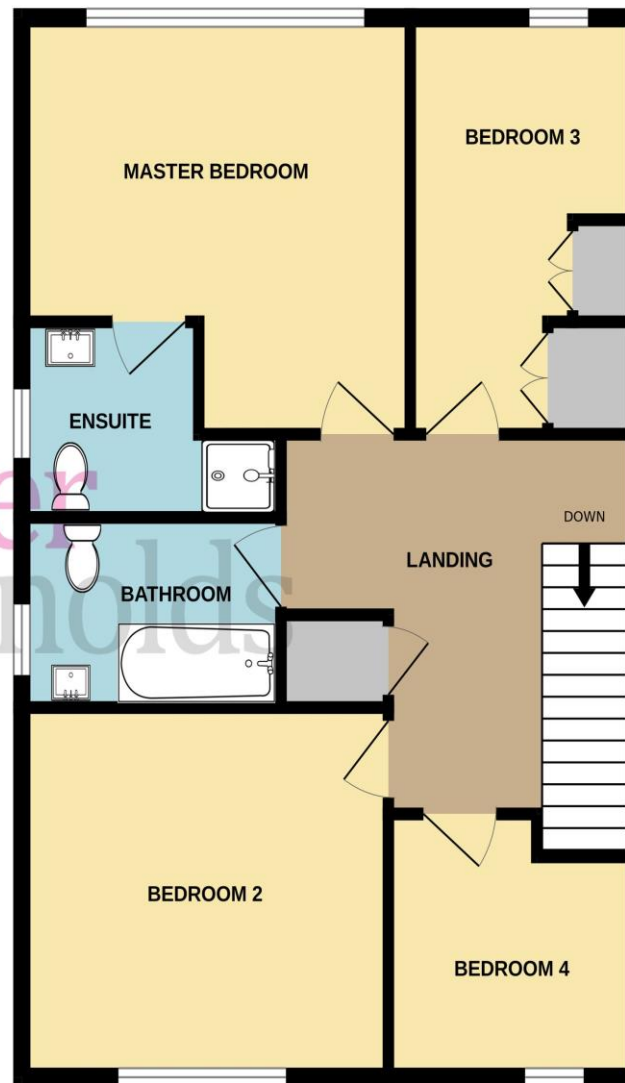
Viewing is highly recommended to fully appreciate the size and style of this stunning home.

ACCOMMODATION

GROUND FLOOR



1ST FLOOR



Entrance Hallway

Lounge

14'9" (4.50m) x 13'10" (4.22m)

W.C.

Kitchen/Dining Room

21'0" (6.40m) x 13'4" (4.06m)

Utility Room

7'1" (2.16m) x 4'7" (1.40m)

Pantry

6'1" (1.85m) x 4'9" (1.45m)

First Floor Landing

Master Bedroom

13'4" (4.06m) x 13'0" (3.96m) maximum measurement L-Shape

En-suite

Bedroom 2

12'7" (3.84m) x 11'4" (3.45m)

Bedroom 3

13'2" (4.01m) x 7'3" (2.21m)

Bedroom 4

8'1" (2.46m) x 6'9" (2.06m)

Bathroom

Outside

South facing private rear garden. Large patio and outdoor entertaining area. Garden laid to lawn with raised beds stocked with flowers and shrubs. Side access to front of property and private gated parking area for approx. 4/5 cars. Electric car charging point.

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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Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 heading towards West Kingsdown. After the roundabout at the top of the hill take the next turning right into Labour In Vain road. Follow the road round to the left past the Hilltop Hotel onto Plaxdale Green Road. Take the right hand turning into Granary Place as denoted by our For Sale board. The property can be found on the left.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

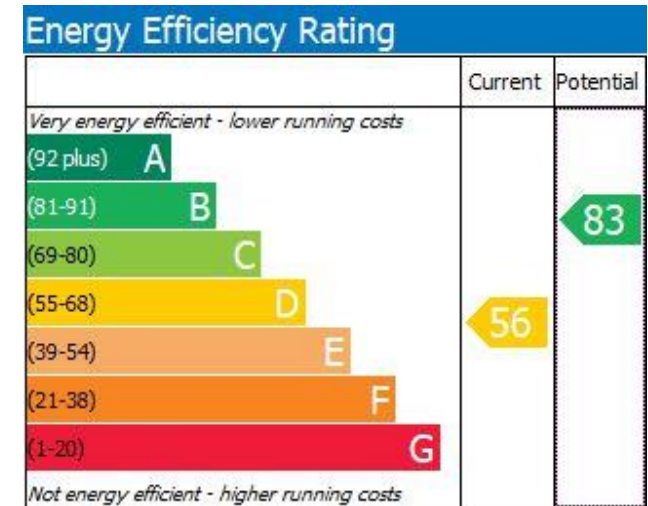
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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