



3 Rookery Farm Barn, Cobham, DA12 3AJ

**Guide price £985,000**

Residential Sales, Lettings and Management, Land & New Homes

**Kings**

Available for the first time since originally being converted in 1990 is this substantial Grade II Listed barn.

The property has enormous character and is sited in the historic village of Cobham with its Dickensian connections.

The generous accommodation comprises large entrance hall, lounge, dining room, study, ground floor bedroom, bathroom, kitchen-breakfast room, first floor landing, master bedroom with dressing area and en-suite shower, two further bedrooms, and vaulted dressing room and bathroom. There is also a large boarded loft space.

The rear garden backs on to Jeskyns Country Park and has a summer house. There is parking on the driveway at the front of the barn and also an open barn double garage.

## **LOCATION**

The property is sited in the delightful and much sought after village of Cobham with its wealth of history and Dickensian connections. One of the local pubs 'The Old Leather Bottle' is mentioned in the Pickwick Papers and many of the properties in and around the village date back to the 16th and 17th Century. Cobham has a local shop and a highly sought after primary school. Grammar schools located in nearby Gravesend. Nearby Meopham provides further amenities. The rail stations at Sole Street & Meopham go into Victoria with Ebbsfleet offering 17 minutes in to St Pancras a short drive away. The M2/M20/M25 motorway links are within a 10 minute drive, as is

Bluewater shopping centre. Jeskyns Country Park is within a short walk.

## **DIRECTIONS**

From our Meopham office proceed south along the A227 Wrotham Road. Turn first left into Norwood Lane and proceed to the T junction. Turn left, drive through Sole Street and after approximately one mile turn left into the driveway, before the T-junction, and the property is found at the end of the driveway, the right hand part of the barn.

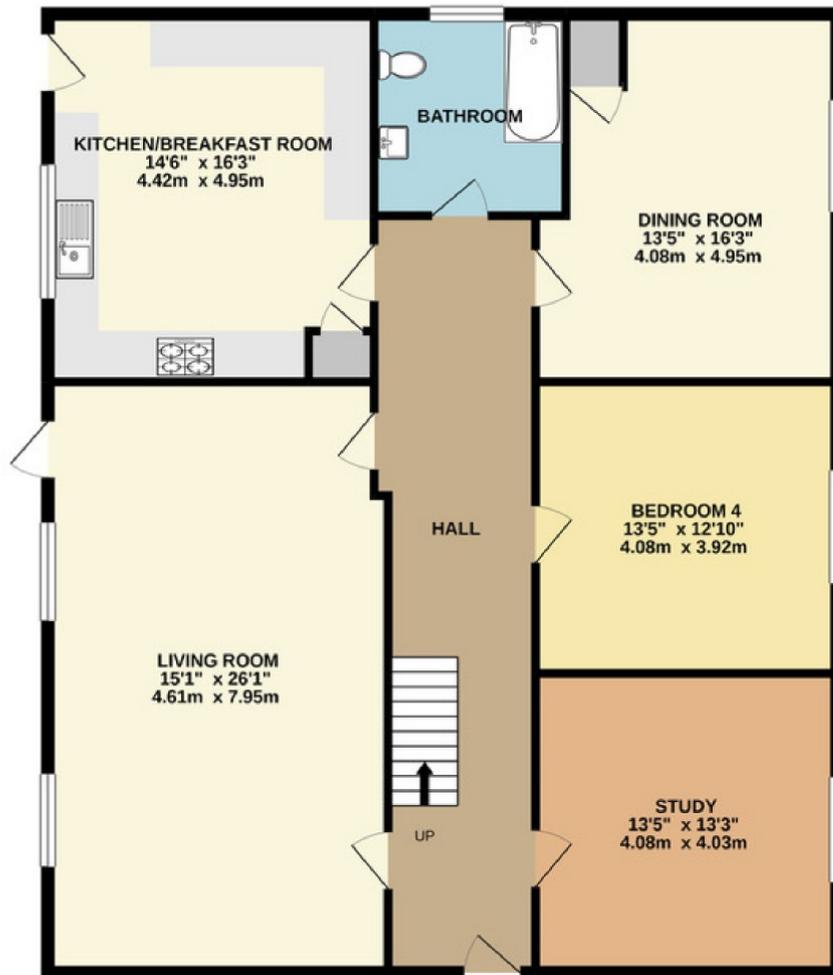
## **VIEWING**

Strictly by prior appointment through  
**KINGS**

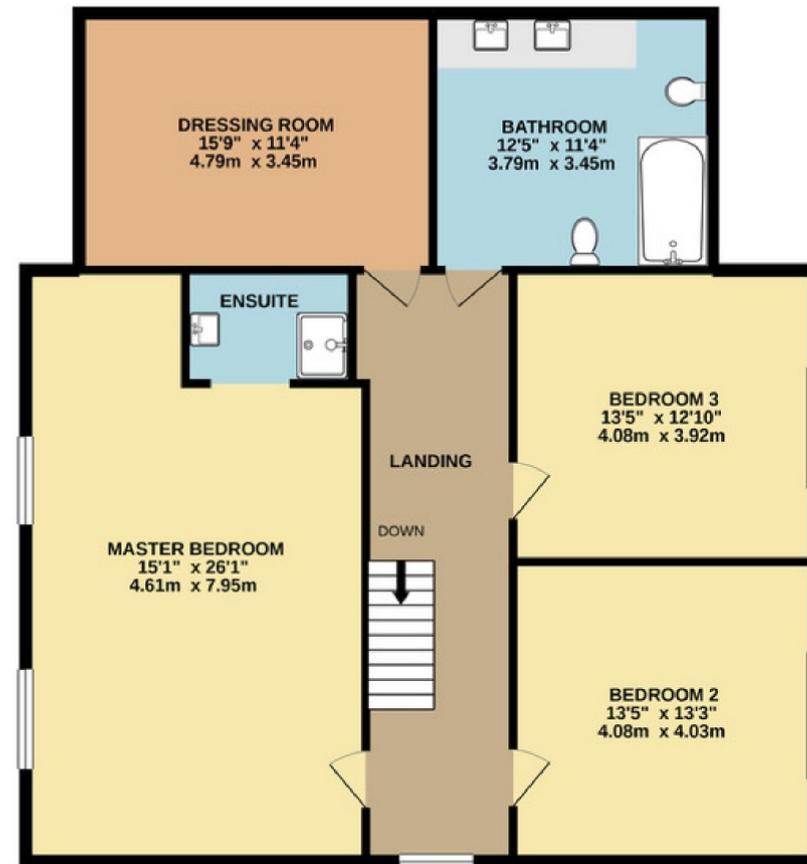
## **FEATURES**

Beamed walls and ceilings throughout.  
Feature exposed brick walls in lounge.  
Calor Gas Heating  
Large boarded loft space measuring 8.03m x 6.7m  
Attached only by the thatched Roof connecting 2 & 3 which also serves as a communal sheltered area for unloading a vehicle.  
2700sqft Accommodation.  
0.25 Acre plot

**GROUND FLOOR**  
1484 sq.ft. (137.9 sq.m.) approx.



**1ST FLOOR**  
1233 sq.ft. (114.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2717 sq.ft. (252.4 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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