



**Rye Barn Granary Place**  
Stanstead, Kent, TN15 7DZ Freehold

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Price Guide £699,950

**Built in 2021 to a very high standard, this beautifully positioned barn is situated in a gated development with easy access to open countryside walks. At the same time, within easy reach of major motorway links M25/M20, local towns of Sevenoaks, Dartford and Swanley and also within easy reach of Bluewater Shopping Centre and Ebbsfleet International.**

### **Overview**

- Built in 2021 to a high specification
- Underfloor heating throughout ground floor
- Sitting Room
- Beautifully equipped kitchen/diner with central island
- Four bedrooms
- Family Bathroom and en-suite bathroom
- Parking for several cars
- Enclosed sunny garden
- In gated private development
- Ultra Fast Broadband available



### **Property Description**

This beautifully presented semi-detached barn, built in 2021 to a very high specification is approached via a sandstone path which wraps around the property and Italian porcelain steps up to the front door. The contemporary accommodation to the ground floor has a wide entrance hall with cloakroom off, sitting room to the front. A large kitchen/diner has a central island with integrated recycling bins, dishwasher, fridge and freezer and water softener under, good range of cupboards and drawers and quartz worktops. By-fold doors lead into the south facing garden. Directly off the kitchen is a utility room and walk-in pantry.

There is full underfloor electric heating to the ground floor and water fed electric radiators to the first floor. Upstairs the property has 4 bedrooms, master with en-suite, and family bathroom, both with white suites and decorative floor tiling. Outside the property is approached through a gated development with private parking for several cars and right of way over adjoining property. The rear garden has a sandstone patio area with pergola and raised flower beds.



### Location

The location is an idyllic rural location that offers the best of both worlds. Borough Green village is a short drive away 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. For commuters there is the additional benefit of Ebbsfleet station being a short drive away. So if it is your dream to live in the countryside but not be too far away from civilisation and other conveniences then this home should certainly be featuring on your viewing list.

### Directions

From Borough Green take the A227 and London Rd/A20 to Labour-In-Vain Road. Turn left at The Hilltop which leads into Plaxdale Green Road and your destination will be found on your right.

### Viewing Arrangements

Viewings are strictly by appointment only via Kings.

### Property Information

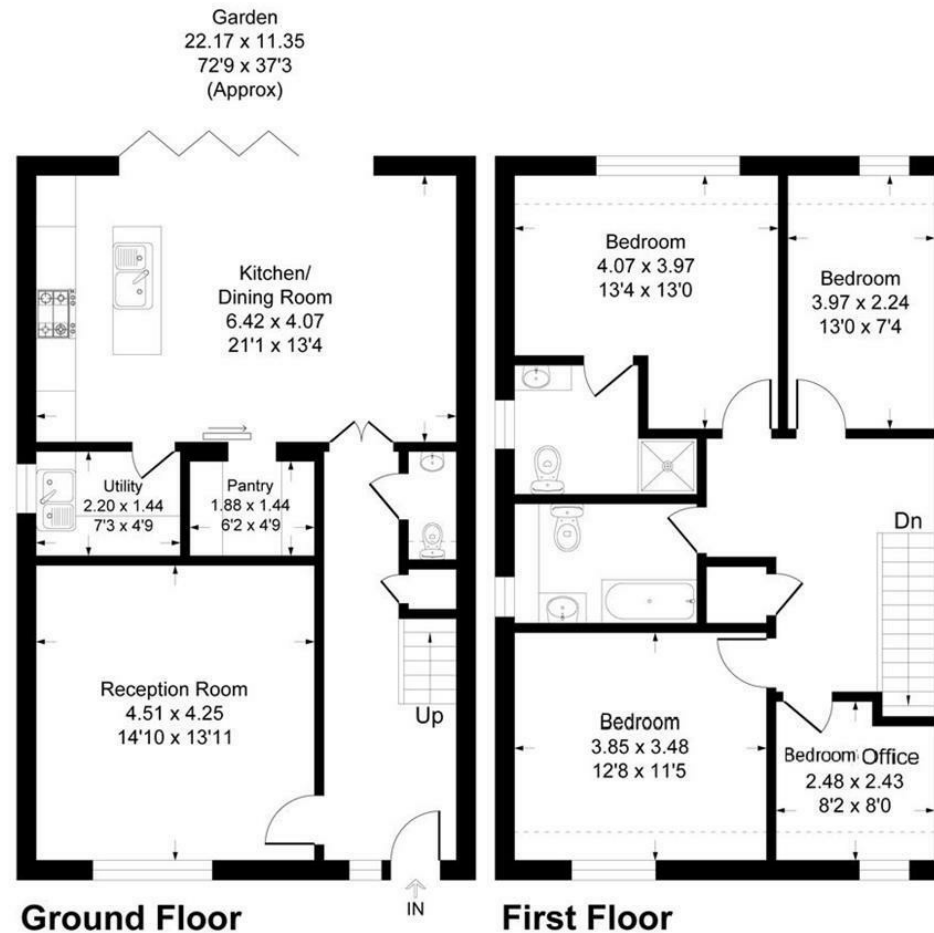
The property has mains drainage, electric underfloor heating to the ground floor and electric water fed radiators to first floor. There is no gas at the property.

Tonbridge & Malling Council: Council Tax Band F. EPC Rating D.



# Rye Barn, Granary Place, TN15

Approximate Gross Internal Area 134.4 sq m / 1447 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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