



Computer generated image

## PACKHOUSE BARN AND APPLIEDORE BARN

OFFHAM, WEST MALLING - KENT



## INTRODUCING

PACKHOUSE BARN  
AND APPLEDORE BARN

Offham is a picturesque village located just 2.5 miles from the bustling market town of West Malling - surrounded by the Garden of England's finest fields and farmland yet well connected to the rest of Kent. The landscape is dotted with the unmistakable white cowls of the area's oast houses and beautiful ragstone-built heritage properties - quintessentially English hallmarks that define this corner of the county.

All the ingredients for a charming village way of life can be found in Offham – The Kings Arms pub, Offham Primary School, Offham Village Hall, St Michael's Church, Spadework Garden Centre, Farm Shop & Café, Offham Cricket Club and a village green.

The latter is home to a rare, Grade II listed scheduled monument – a well preserved quintain that dates back to Tudor times, used by horsemen in their jousting practice. A replica of the quintain is used during village's traditional May Day celebrations – an annual community event based on the green, featuring Morris Men, maypole dancing and a May Queen parade.

For all its rural charm, however, Offham residents are only ever a short car journey away from West Malling, where the High Street is brimming with locally-owned businesses, bars and restaurants.

VILLAGE LIFE WITH  
A NEIGHBOURING  
MARKET TOWN

The Cow Shed is renowned for its bar and cocktails, while The Farm House pub features quirkily-themed private shacks. The Swan is another West Malling institution, with an exquisitely dressed outside space that's utilised every season. Fine dining comes in the shape of St. Leonard's and Dosh, while café culture is alive and well at Rose's, The Old Mill Tea Room, Ragamuffins and The Hungry Guest Café & Artisan Food Shop.

If you're in the mood to shop, browse the fashion rails in Dressed by Dee, Honee and Eve's; marvel at the sparkling creations at Martin Wilde Bespoke Jewellers and pick up a gift at Down Swan Street. There's also The Drawing Rooms art gallery, West Malling Farmers' Market (held on the 4th Sunday of the month) and West Malling Golf Club, among many other local amenities.





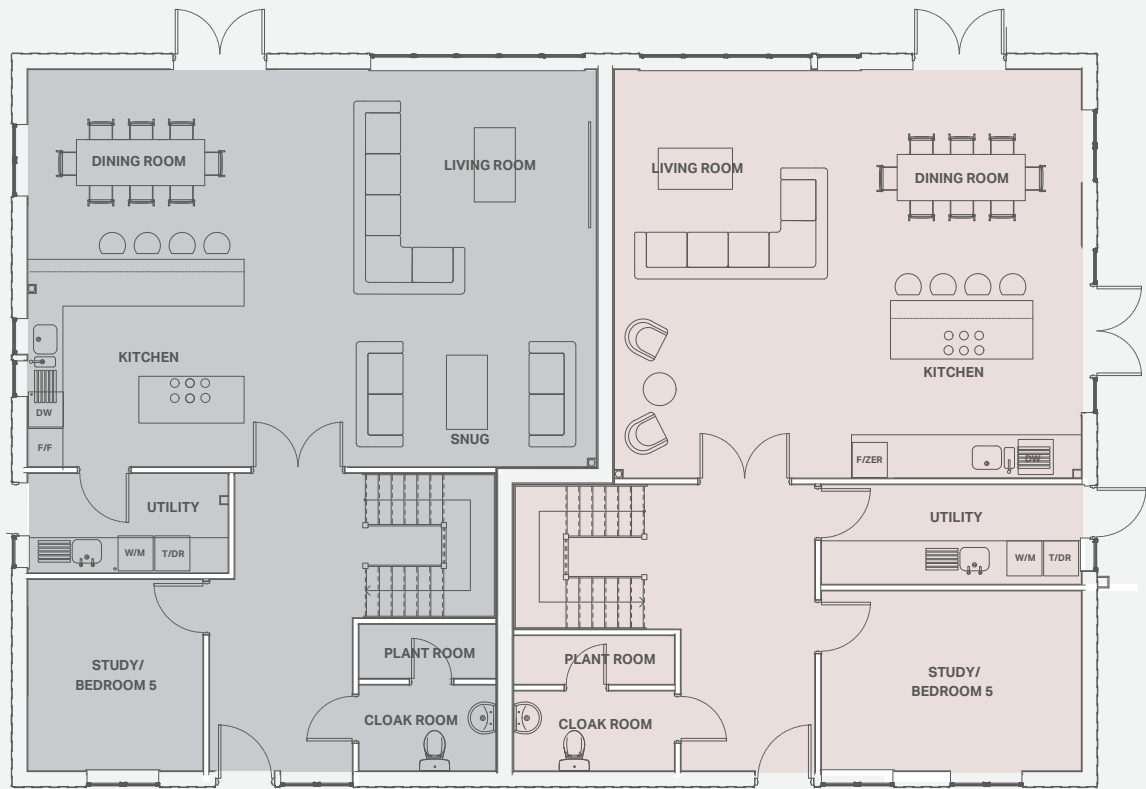
## PACKHOUSE BARN AND APPLIEDORE BARN

Drawing influences from barn conversions of the past but infused with contemporary architectural accents and a high-end specification, Packhouse Barn and Appledore Barn form a duo of semi-detached properties that sit comfortably in the Kent countryside. Rural views, wrap-around gardens, off street parking and oast house neighbours add to the overall appeal.





FLOOR PLANS



PACKHOUSE BARN

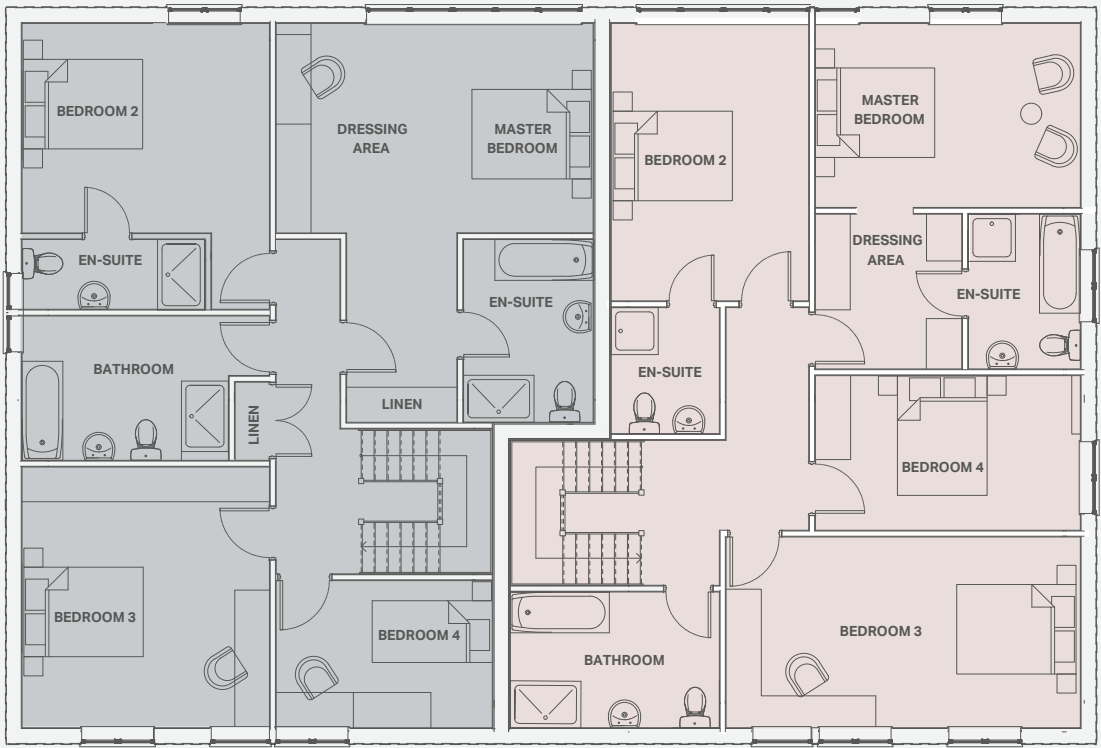
APPLEDORE BARN

GROUND FLOOR



PACKHOUSE BARN – 2383 SQFT			
Living/Kitchen/Family	9.82m x 6.87m	32'0" x 22'6"	
Study	3.35m x 3.1m	11'3" x 10'0"	

APPLEDORE BARN – 2281 SQFT			
Living/Kitchen/Family	8.05m x 7.06m	26'3" x 23'1"	
Study	4.52m x 3.16m	14'9" x 10'3"	



PACKHOUSE BARN

APPLEDORE BARN

FIRST FLOOR



PACKHOUSE BARN – 2383 SQFT			
Master Bedroom (plus en-suite)	5.44m x 3.65m min	17'9" x 12'0"	
Bedroom 2 (plus en-suite)	4.29m x 3.65m	14'0" x 12'0"	
Bedroom 3	4.52m x 4.3m	14'9" x 14'0"	
Bedroom 4	3.72m x 2.59m	12'0" x 8'6"	

APPLEDORE BARN – 2281 SQFT			
Master Bedroom (plus dressing area and en-suite)	4.56m x 3.21m	15'0" x 10'6"	
Bedroom 2 (plus en-suite)	4.8m x 3.4m	15'9" x 11'0"	
Bedroom 3	6.11m x 3.33m	20'0" x 10'9"	
Bedroom 4	4.59m x 2.66m	15'0" x 8'8"	

## SPECIFICATION

### Comprehensive kitchen

- Designed by independent specialists which include:
- Most appliances by Siemens
- Comprehensive fitted kitchen from selected range
- Downdraft induction hob by Bora
- Integrated fridge and freezer
- Integrated dishwasher
- Combination microwave and oven
- Quartz worktops with 100mm upstand
- Under mounted acrylic sink by Blanco
- Under mounted pelmet lighting to wall units
- Stainless steel taps

### Bathroom

- Modern white sanitary ware with chrome mixer taps
- Shaver point & light
- Porcelain floor & wall tiles to bathrooms and en-suites, full height in shower area and 3/4 height elsewhere
- High quality baths
- Quality shower tray and glass shower doors
- Heated chrome electric towel rails
- Coloured vanity units

### Security & peace of mind

- Naccoss approved alarm system
- Passive detectors
- Mains smoke detectors to each floor
- Security locks to external doors and windows
- 10-year build warranty

### Heating/lighting

- Underfloor heating throughout via air source heat pump
- Mega flow pressurised hot water system
- Downlighters to living room, hallway, landing, kitchen and bathrooms

### Home entertainment & communication

- BT – (living room, dining room and master bedroom)
- TV points (dining room/kitchen, living room and all bedrooms)
- Cat 6 wiring and TV points

### Decoration

- Light grey paint to walls
- Plastered ceilings, painted white
- Painted woodwork in satinwood

### High quality finishes

- Chrome front door furniture, includes restraint chain, night latch, lever mortice, lock and doorbell
- Glazed doors to main reception room

### Flooring

- Luxury vinyl tiling to ground floor
- Carpets to bedrooms, stairs and landing

### Joinery

- All skirting (minimum 150mm) and architraves to be square edge, white painted
- Prefinished Tigris oak internal doors

### Windows

- UPVC double glazed windows and entrance door

### External features

- Landscaping as per the approved planning consent
- Block paving to parking areas
- Paths and patios to be grey Indian sandstone

### Services

- Mains water
- Electric
- BT
- Broadband
- Mains drainage





Packhouse Barn and Appledore Barn in Offham is a joint venture between Regalpoint and Kennett Bros Ltd.

Both companies are run by experienced property experts who specialise in creating homes of distinction in Kent.



Regalpoint

Regalpoint's excellent reputation for new builds, conversions and refurbishments has been growing since the company was formed in 2000. The company is run by a small, dedicated management team who work with hand-picked professional partners. A sympathetic approach to the environment, design and construction quality is at the core of the company's philosophy, which has resulted in a number of awards.



Kennett Bros Ltd.

Kennett Bros Ltd. is a Kent-based property developer that has spent more than two decades designing, developing, renovating and building properties in the county's most sought-after locations. Each property is built with the eventual owner in mind, first and foremost, with space, convenience, comfort and quality the cornerstones of every project.

