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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.







Located within the old Bucksford Manor estate in Great Chart is the delightful and spacious 'Bucksford Manor Barn'. The manor estate is now divided into a multitude of attractive characterful property located within close proximity to Ashford Town & the highly sought after village of Great Chart.

Bucksford Manor Barn has an array of exposed beams throughout which adds to the charm and character with versatile and spacious accommodation. The property is accessed via a reception hall which leads directly into the kitchen/breakfast room. Adjacent

is the double aspect living room with open fireplace and doors to the front and rear gardens. To the rear is the utility room, family room, a study area and bedroom. At the opposite end of the house is a guest bedroom with en suite shower room and a large further bedroom with adjoining family bathroom. To the first floor is the spectacular master bedroom suite featuring a vaulted ceiling and exposed beams. There is also en suite shower room, and beyond is a gallery landing and sitting room. Also leading from the second staircase is a further bedroom with an en suite bathroom.

- NO CHAIN
- Spacious Barn Conversion
- Lovely Great Chart Location
- 5 Good Sized Bedrooms with Stunning Master Bedroom Suite
- Versatile Living

The gardens immediately to the front are laid to lawn with a cobblestone courtyard and well planted flower and shrub borders. There is a brick outbuilding beneath a slate roof which has been utilised as an additional room and is considered suitable for a variety purposes, subject to any necessary consents.

There is a pergola above the terrace, with a variety of climbing shrubs and plants. To the rear of the barn is an enclosed courtyard designed to catch the early morning and late afternoon sun.



Beyond the main drive there is a large expanse of lawn with a variety of mature and well established trees, and frontage to the River Stour which can be crossed via a wooden bridge. We are also aware that the property has fishing rights over the river.

For full measurements and layout please see attached floorplan.

**LOCATION** The historical village of Great Chart is

