

**Wards**  
Helping you move forwards





## Main features

- **Grade II listed barn conversion in a semi rural location**
- **Driveway and detached double garage**
- **All double bedrooms and en-suite to master**
- **Large rear garden with several outbuildings, summerhouse and swimming pool (not in use)**
- **Within easy access of Deal and Sandwich**



### Nearest Schools

Primary Schools: Sholden C of E Primary 1.3 miles, Hornbeam Primary 1.3 miles, Worth Primary 1.4 miles

Secondary Schools: Brewood Secondary School 1.8 miles, Goodwin Academy 2.0 miles, Sandwich Technology School 2.1



### Transport Information

Train Stations: Deal 2.0 miles, Sandwich 2.4 miles, Walmer 2.5 miles

## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Shower room

Office : 14'2 x 11'11 (4.32m x 3.63m)

Dining room : 25'9 x 18'11 (7.85m x 5.77m)

Lounge: 24'6 x 18'11 (7.47m x 5.77m)

kitchen : 17'0 x 8'2 (5.19m x 2.49m)

Utility: 8'8 x 7'6 (2.64m x 2.29m)

### FIRST FLOOR

Landing

Bedroom 1: 14'4 x 13'7 (4.37m x 4.14m)

Bedroom 2: 11'6 x 9'3 (3.51m x 2.82m)

Bedroom 3 : 16'0 x 11'6 (4.88m x 3.51m)

Bedroom 4: 16'11 x 7'10 (5.16m x 2.39m)

Bathroom

**Call Deal - 01304 361420 ■ wardsofkent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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