

GRAHAM  
JOHN  
MAKE LIFE SPECIAL

So much to see

in an area of outstanding natural beauty

T: +44 (0)1303 474101  
M: +44 (0)7875 001499  
E: mattryde@grahamjohn.com



[www.grahamjohn.com](http://www.grahamjohn.com)

# Delightful to look at

with such exciting elements  
that make it truly unique



This is a home that has charm and appeal when you first see it, the feel of the accommodation once within will explain why it is such a happy home.

This is a home that wants to see books on the shelves and people gathered around the piano enjoying music. It is a place for kicking off the boots at the back door, grabbing a hot chocolate and sitting round the kitchen table for a good chat, this is a home for having fun and making memories in.

The garden caught the current owner's imagination over ten years ago and made this the must have home from amongst the choice she had. With a wonderful patio area you step onto from the kitchen to the gently rising area that takes you to the barn and just beyond, this is a space that indulges the flower lover, the vegetable grower and gives space for fun as well. There is a point just past the barn where you turn and look back to enjoy the sight of the hillside opposite rising up to give a wonderful backdrop, it's a setting that will always make you glad to be here.

The barn is a stunning space and has been home to a picture framing studio, more recently the venue for lots of fun with friends and family, children of all ages will be captivated by the mezzanine and we're sure everyone will see something special they will want to do with this incredible space.

This is a Grade II Listed home, once upon a time it was a village shop, the butchers, and you can see from the facade where the shop front was. Now this home has a wonderful living room that provides a space, the likes of which we don't often see, a separate sitting room is for formal or quieter moments and of course, the kitchen which has a dining table within is a room that will entertain you for hours, the hub of the home in so many ways.



As you walk around, you will feel how you want to live and make the most of the space on offer here. By the way, a useful utility room keeps the kitchen a kitchen and a cellar provides extra storage.

Upstairs lovely bedrooms mean everyone gets a great room, there is a delightful bathroom, a proper one and you'll get what we mean when you see the size of it. The ensuite is a great asset, one you don't always find in period homes.

There is off road parking to the side of the house and lovely walks to enjoy from here once you are at home and have made time to enjoy a ramble. Walk up to the ridge and you experience that glorious view of the valley stretching away.



## The Details

*Barn with mezzanine  
Garden store with WC  
4 double bedrooms  
Living room  
Sitting room  
Kitchen/dining room  
Utility room  
Cellar  
Bathroom  
En Suite  
Grade II listed  
Conservation Area  
Area of Outstanding Natural Beauty*



*A home for creativity and fun*



*It feels so traditional*



*A lovely family space*



Newnham is a popular village, particularly for its delightful setting and ease of access to local towns, Faversham, Sittingbourne, Canterbury, Maidstone, Ashford, all are easily reachable.

Set as it is within the boundary of the Kent Downs Area of Outstanding Natural Beauty there are countless delightful lanes, hamlets and villages to explore nearby, super pubs to go with some of them too.

Take a good look at the floorplans, there's a little more to discover on them than we've mentioned here and for those who crave storage there's an attic too.



This home is available for viewing by appointment through Graham John Estate Agents.

**+44 (0)1303 474101**

Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)

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Caption Required



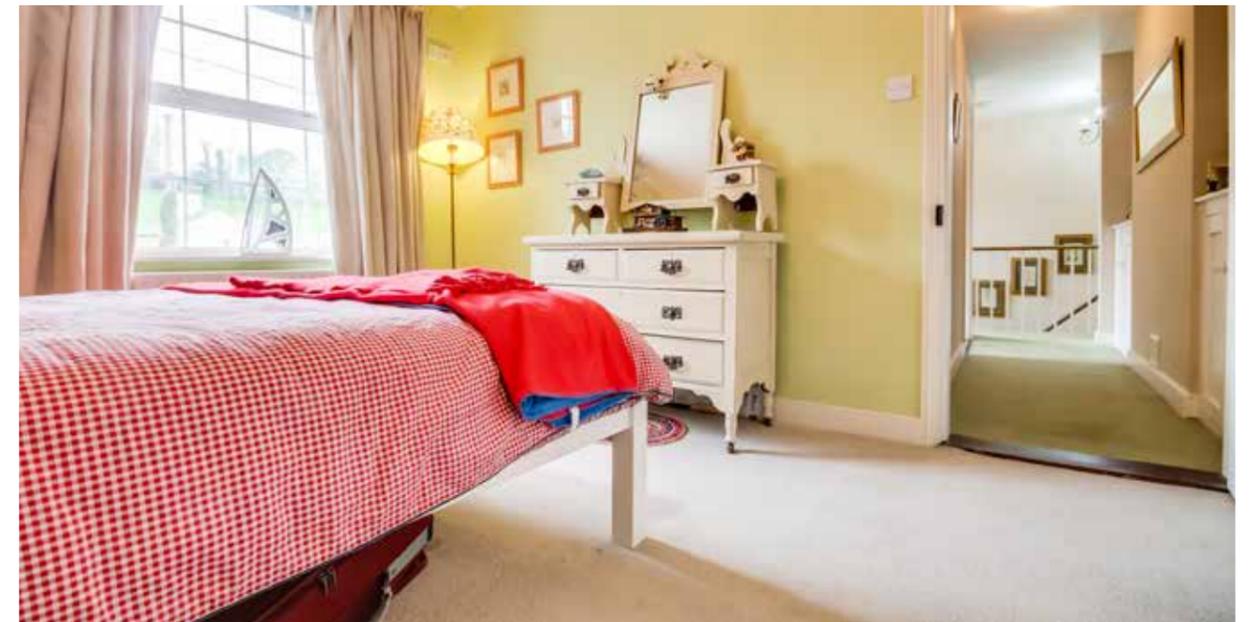
A gem



with mezzanine

*Such a wonderful accompaniment to an already lovely home*

The barn adds another dimension altogether, it has an impact that is undeniable and is such an exciting part of the property.



All the bedrooms are lovely



Each one slightly different



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*The bathroom is one that catches your attention, a wonderful space and a real feature of this great home.*

The delight of homes like this is having space that lets you show off things that hold special memories. Opportunities abound to display artwork, books and ornaments, all to make a very personal and delightful home.



Sit and enjoy



*The garden was a decision maker for the current owner when she first saw it.*

There's a super space to the left hand side of the house, accessed from the front via a gate, it's one of those areas for hiding things out of sight if you need to. A log store and wc add practicality to the garden and a modicum of opportunity as you may re-purpose the log store.

The garden rises up to the vegetable garden, lawn beside takes you to the barn and just beyond. To the right hand side of the house there is off road parking.

*Neatly designed in distinct areas the garden has a wonderful feel as you walk through it.*