

THE MODERN HOUSE



*Kent
Sold*

Hawkhurst I

This exemplary barn conversion by the architect Nicholas Browne can be found on an idyllic 1.75 acre plot in the Kent countryside. This site benefits from far-reaching countryside views, a garden office and planning permission to convert a second barn alongside the main house and add a studio building. The property can be found down a country lane close to the villages of Hawkhurst and Sandhurst and within the catchment area for the sought-after Cranbrook School.

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Browne has carefully balanced his design for the house by retaining and exposing much of the original structure of the old Kentish barn whilst also creating an entirely up-to-date interior. The open plan living room / kitchen / dining room that occupies the entire ground floor features untreated concrete floors with areas of African slate, bespoke oak kitchen units and large sliding windows that fully open. Upstairs there is a master bedroom suite with a recently completed en suite bathroom. This is a wonderful room with exposed beams, access to a balcony and views across open farmland. There are two further double bedrooms and a family bathroom on the first floor.



The stone barn that sits to the side of the property is currently used for storage and a covered outdoor games area. Permission has been granted to convert this and to add a studio building. Accommodation in the barn will include a study, large reception room, TV room, utility room and garage. The studio building will contain a further living room, a bedroom and bathroom.

The house is reached via a private driveway that leads to the front of the property. The drive provides parking space for numerous vehicles. Landscaped formal gardens include brick pathways, established hedging, outdoor badminton court and herb garden. A garden office, with electricity and running water, sits within the formal gardens. Informal open gardens, surround much of the house and lead to a small bluebell wood, through which runs a small stream that runs into a lily pond. There is also an area of vegetable garden and other outbuildings on the site. Surrounded by farmland and with far-reaching rural views, this tranquil 1.75 acre site is of a kind rarely found within the South East.



Nicholas Browne is a highly-regarded London-based architect who has worked on a wide range of commercial and residential projects both in the UK and internationally. Browne trained at Cambridge University before working at a number of larger firms and later setting up his own practice that specialises in the contemporary conversion of period buildings.

The nearby villages of Sandhurst and Hawkhurst offer a range of shops, schools and other services. Further facilities can be found at the larger towns of Tunbridge Wells and Sevenoaks. Trains run from nearby Staplehurst to London Charing Cross in under one hour. The Kent coast (Hastings, Pett and other areas) can be reached in approximately 30 minutes by car. The area is renowned for its schools, notably Cranbrook School for which this house is in the catchment area.

*South-East England
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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.