



16 Somerfield Barn Court Main Road, Sellindge  
£265,000



# 16 Somerfield Barn Court Main Road

Sellindge, Ashford

Council Tax band: C

Tenure: Share of Freehold

- Stunning and Spacious Two Double Bedroom Maisonette
- Beautiful Conversion and Grade II Listed
- Share of Freehold, Allocated Parking and Garage.
- Village Location with Local Amenities
- Wonderfully Presented throughout with Character Features.
- Communal Gardens & Visitor Parking
- Storage is in abundance with your own loft and additional eaves storage.



### Entrance Hall

A beautiful wooden entrance door in keeping with the Character brings you into the home with stairs that take you onto the first floor.

### Landing

A spacious landing with doors that take you to the Lounge, WC, Bedroom 2 and Stairs leading to the second floor.

### Lounge/Dining Room

20' 8" x 13' 8" (6.29m x 4.17m)

A large and spacious lounge/dining room, with large window to the front which provides plenty of natural light, electric fire with surround, spotlights to the ceiling and wooden flooring. Door to the kitchen. The current owner also has planning consent for a log burner in the lounge, perfect for cosy evenings!

### Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

Modern, functional and beautifully presented. This kitchen has everything you need, with a range of wall and base units with a wooden worktop, you also have space for a fridge/freezer, integrated dishwasher, oven, induction hob with extractor over. 1 1/2 bowl sink with drainer to the side and feature tiling to walls. The large window brings in plenty of natural light.







### **Bedroom Two**

12' 10" x 8' 4" (3.91m x 2.54m)

A wonderfully spacious bedroom with windows that bring lots of natural light into the room.

### **Cloakroom/Utility Room**

A spacious cloakroom which doubles as a utility has space of Washing Machine and Tumble Dryer. Low level WC and Wash Hand Basin, Window.

### **Landing/Study area**

12' 11" x 9' 9" (3.94m x 2.96m)

A lovely area to use as a study or reading spot, the natural light and space really brings this area to life with the ability to cater for a variety of uses. The landing has feature beams and doors leading to Bedroom One, Bathroom and storage cupboard.

### **Bedroom One**

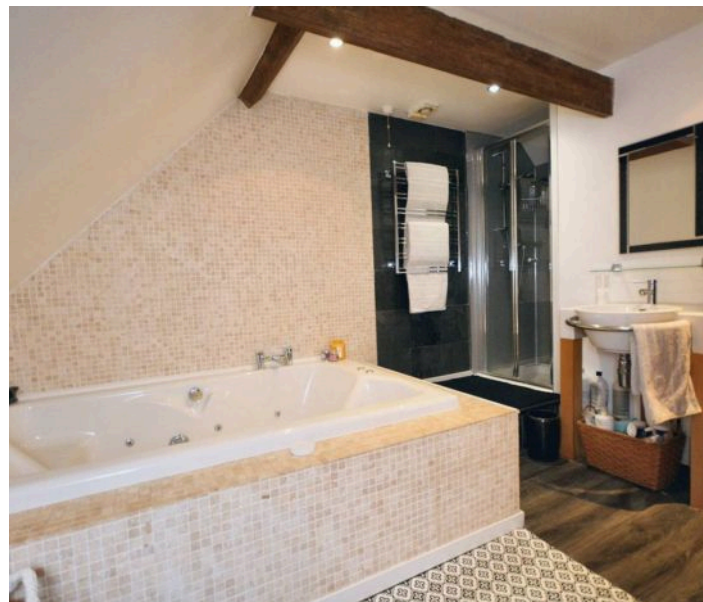
19' 3" x 14' 5" (5.86m x 4.40m)

This large and spacious room has exposed beams and a selection of Velux windows which really enhance the natural light and charm of this room.

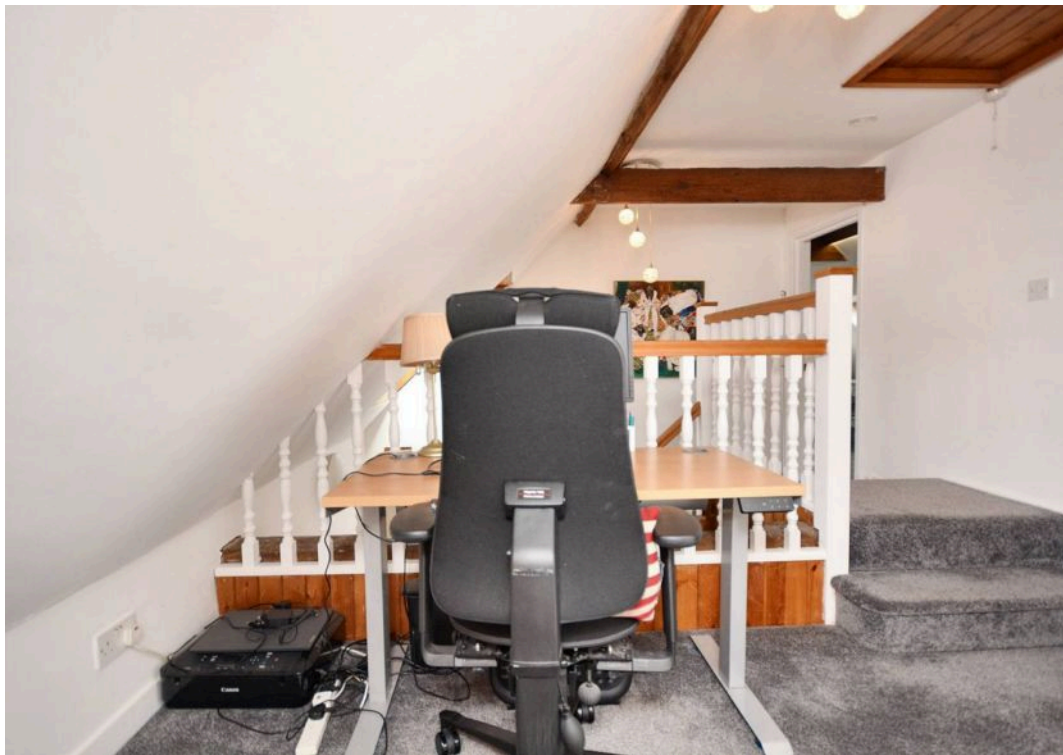
### **Bathroom**

12' 1" x 10' 1" (3.69m x 3.07m)

This beautiful bathroom has a real luxury feel, with the large inset jacuzzi bath, separate shower cubicle, WC, exposed beams. This bathroom is the perfect place to relax after a busy day.







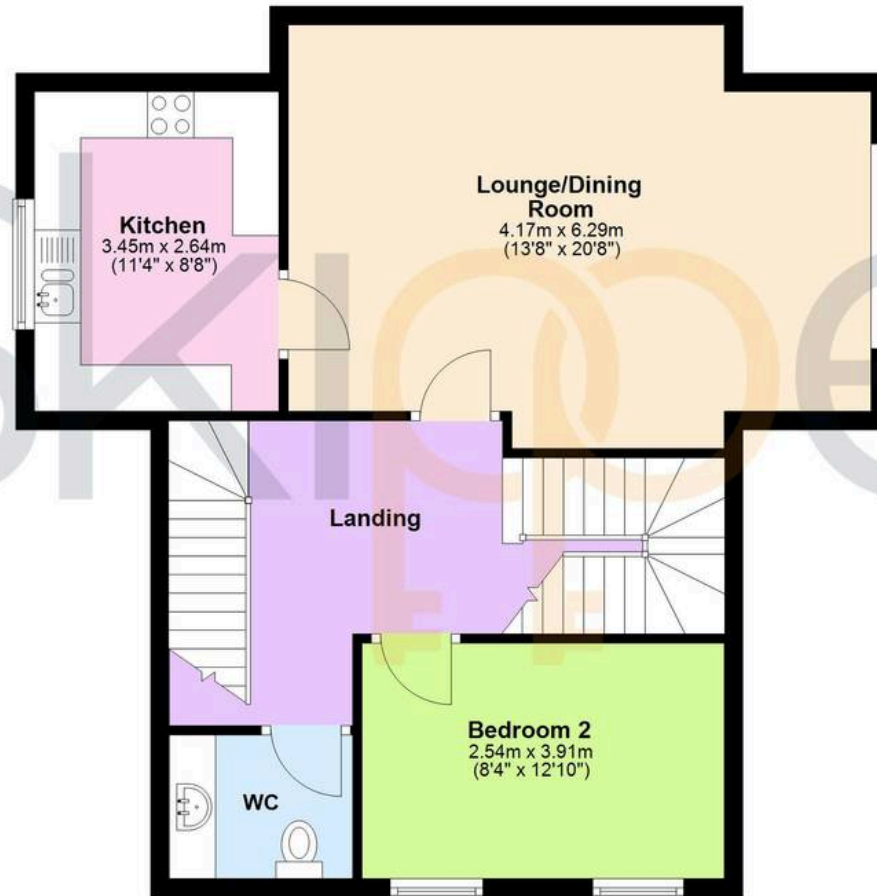






## First Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



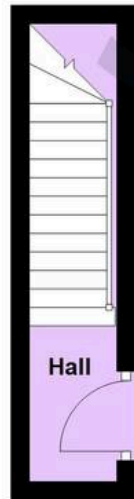
## Second Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



## Basement

Approx. 4.7 sq. metres (50.2 sq. feet)



Total area: approx. 120.3 sq. metres (1294.5 sq. feet)





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