

Halls Oast

LENHAM, ME17

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Halls Oast

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Nestled within approximately 2.16 acres of beautifully established grounds and surrounded by open countryside, Hall's Oast is a charming twin-roundel oast house dating from circa 1872.

Sympathetically restored by the current owners, the property combines period character with modern comforts, enjoying a peaceful and private setting with far-reaching rural views.

The accommodation comprises a beautifully presented four-bedroom main house, a detached three-bedroom lodge and a range of useful outbuildings including a barn, workshop, double garage, summerhouse and garden stores.

The principal house offers three light-filled reception rooms, including a drawing room with wood-burning stove, dining room opening onto a south-facing terrace and a characterful family room set within one of the roundels. The kitchen is well-appointed with hand-painted cabinetry, a central island and integrated appliances, complemented by a utility room and cloakroom.

On the first floor are four bedrooms, including a principal suite with fitted wardrobes and en suite bathroom, a guest bedroom with en suite facilities and fitted wardrobes and two further bedrooms occupying the distinctive roundels, served by a separate shower room.





























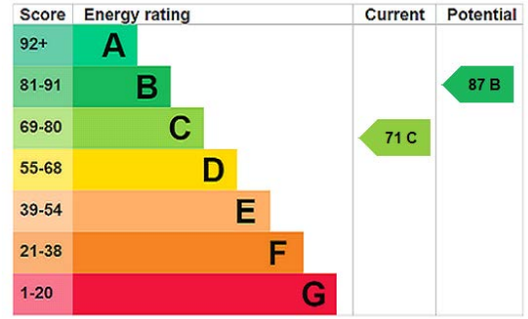
The Lodge

Positioned discreetly within the grounds, the detached timber-framed lodge provides exceptional ancillary accommodation, ideal for multi-generational living, guest accommodation, holiday letting potential or as an income-generating opportunity, subject to any necessary consents.

The accommodation comprises an open-plan sitting room and kitchen with a wood-burning stove, utility room, three bedrooms, one with en suite facilities, and a separate shower room. A substantial decked terrace enjoys views across the surrounding landscape, whilst a private garden area to the rear incorporates a greenhouse and garden shed.

Gardens and Grounds

Hall's Oast is approached via electrically operated gates leading to a private gravel driveway with ample parking, framed by trees and established hedging that provide a wonderful sense of privacy and seclusion. Complementing the main house is a range of outbuildings, including a double garage, workshop and summerhouse, offering superb versatility for storage, hobbies and home working.



The beautifully maintained grounds are a particular feature, with generous terraces surrounding the house, expansive lawns, a natural pond and a separate paddock, all enjoying far-reaching views across the surrounding countryside.

Location

Set in a rural location, just 1.8 miles from the popular village of Lenham, offering a range of everyday amenities including shops, cafés, pubs and schools. More extensive facilities can be found in nearby Maidstone and Ashford.

The area is well served by a number of highly regarded grammar and independent schools, while transport links include rail services from Lenham station to London Victoria and Ashford International, with high-speed services to London St Pancras. The M20 provides access to London, the Channel Tunnel and the wider motorway network.

GUIDE PRICE: £1,350,000-£1,450,000

Local Authority: Maidstone

Council Tax Band: G

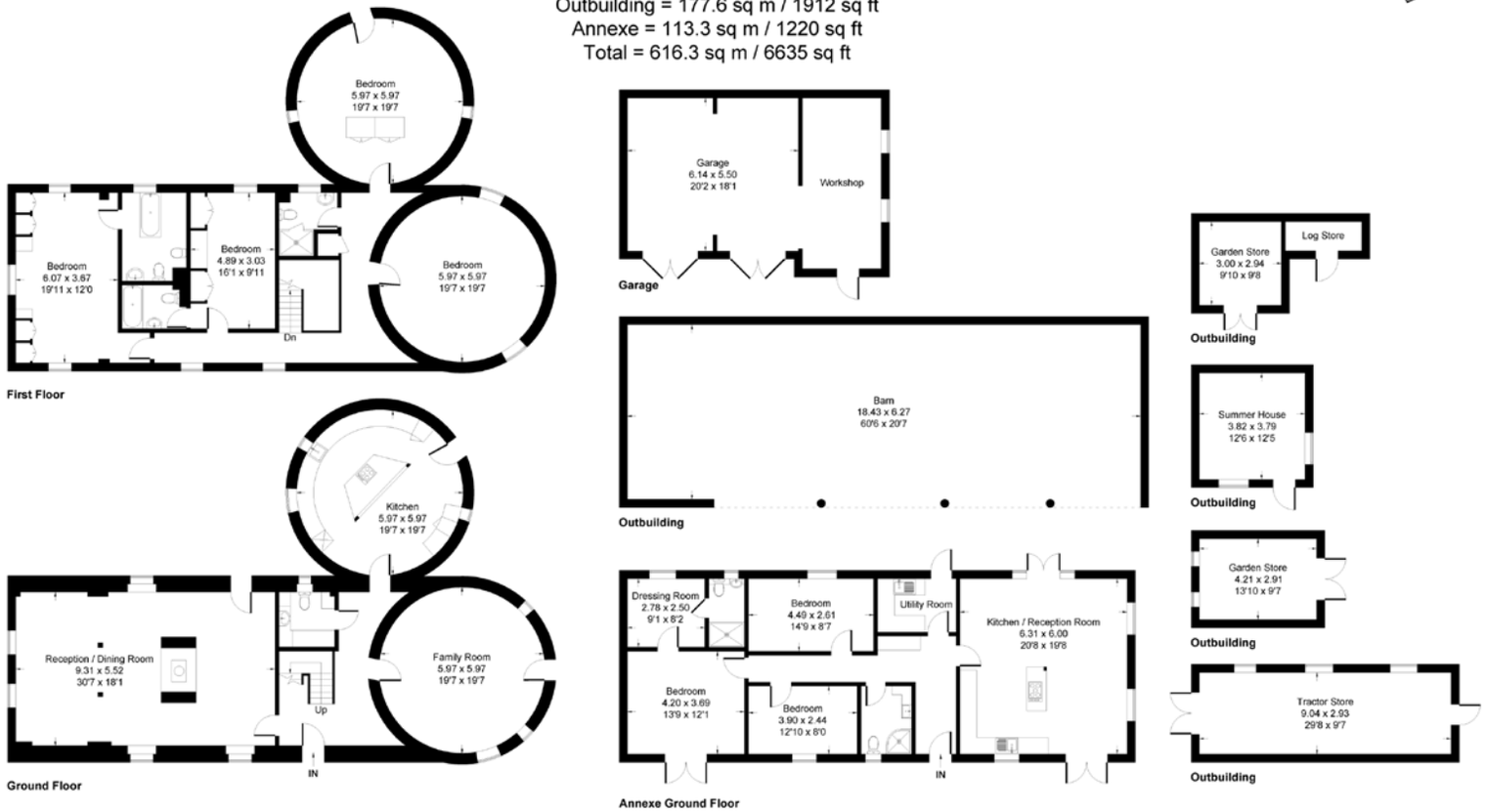
Tenure: Freehold

Reference: CHB260048

Approximate Gross Internal Area:
2943 sq ft

Halls Oast , Ashford Road, Maidstone ME17

Approximate Gross Internal Area = 273.4 sq m / 2943 sq ft
Garage = 52.0 sq m / 560 sq ft
Outbuilding = 177.6 sq m / 1912 sq ft
Annexe = 113.3 sq m / 1220 sq ft
Total = 616.3 sq m / 6635 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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