



FOUNDATION

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Little Fleming Farm, Fleming Road, Woodnesborough CT13 0PX

6 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



Little Fleming Farm, Fleming Road Woodnesborough CT13 0PX

- A Striking Detached 18th Century Oast House
- Six Bedrooms & Three Bathrooms
- Bespoke Fitted Kitchen With Electric Aga
- A Wealth Of Original Features
- Vaulted Ceilings & Exposed Beams
- Charming Sitting Room With Wood Burning Stove
- Equestrian Facilities Including Stables & Riding Arena
- Within 5.48 Acres Of Paddocks & Beautiful Gardens

SITUATION:

Little Fleming Farm is situated on a quiet country lane on the outskirts of the lovely village of Staple and is surrounded by beautiful farmland and countryside.

The village has an active community with various local organisations including a preschool, Staple RBL and Staple Woodland Trust which all hold regular meetings at the village hall, whilst every year the village holds its popular Country Fayre at the recreation ground.

The village is served by The Black Pig, a 15th century public house and restaurant which has also more recently opened a farm shop selling locally produced essentials. There is a lovely Saxon church dedicated to St James The Great.

The nearby village of Wingham (2 miles) offers a wide range of local services, along with the historic cinque port town of

Sandwich is just 4.5 miles away. There are good primary schools at Wingham, Goodnestone and Ash (state and private) whilst both Sandwich and Canterbury both offer an excellent selection of Grammar and private secondary schools.

The nearby cathedral city of Canterbury (approximately 9 miles) is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.

The city also offers a fine selection of sporting, leisure and recreational amenities, including the Marlowe Theatre. Canterbury has three universities, two hospitals and two mainline stations offering a regular service to London, whilst Canterbury West station offers a high speed service which reaches London St Pancras in just under one hour.



DESCRIPTION:

A magnificent detached six-bedroom oast house, set within 5.48 acres of grounds and offers an outstanding array of equestrian facilities, including an all-weather arena, extensive stables, and several paddocks, all within a spectacular rural setting just twelve miles from Canterbury.

Little Fleming Farm dates back to the 18th century and displays a wealth of charming period features such as a stripped floorboards, vaulted ceilings, exposed beams and latch doors. The Oast offers over 2700sq ft of characterful and luxuriously appointed accommodation which works perfectly for modern family living.

The property is entered via a handsome front door, which opens into a spacious entrance hall, with its exposed beamed ceiling and grand staircase it sets the scene for this beautiful home. From the entrance hall there are stairs to the first floor and a convenient cloakroom with built-in storage.



To the right of the hallway a delightful triple aspect sitting room, formerly the area in which the hops would be brought in ready for drying. There is an exposed brick chimney breast which encompasses a modern wood burning stove.

To the left of the hallway a formal dining room which has French doors leading out to the west side of the house perfect for enjoying the evening sunshine.

To the rear of the property a stable door opens into a stunning kitchen breakfast room with beautiful bespoke kitchen units, designed and fitted by a local joiner, and finished with rich oak work tops. Modern appliances have been integrated and an electric Aga sits in the heart of the kitchen and feels perfectly at home in this characterful oast.

The kitchen is complemented by a utility room which offers plenty of space for

laundry appliances, coats and wellies. On the first floor, a large landing leads to four, generously proportioned bedrooms, and the family bathroom.

This has been fitted with a traditionally styled white suite, including an elegant slipper bath. The main bedroom is a splendid triple aspect room, with a built-in wardrobe and fine views over the surrounding countryside.

To the west wing of the house another generous double bedroom with ensuite shower room and walk in wardrobe.

Another staircase rises from the landing to a further two double bedrooms with a bathroom and lounge area that sit neatly between the two rooms. This floor is perfect for accommodating guests or older children wanting independence.



OUTSIDE

Little Fleming Farm sits within a generous plot of 5.48 acres. A driveway adjacent to the cottage, provides parking for several cars, and grants vehicular access to the equestrian facilities. A newly built timber garage has recently been added within the driveway.

A pathway leads you to the rear of the house which the owners use as their main entrance. The gardens are mainly laid to lawn and wrap around the whole house with attractive borders and patio areas.

Within the oast's gardens there is a shallow pond which is home to newts, and at the foot of the garden a five-post gate opens out onto a small apple orchard and the equestrian land, with its superb array of facilities.

These include: a 40m x 30m Softrack Europe all-weather arena installed in 2015, five paddocks which are enclosed by post and rail fencing which backs onto spectacular views over the surrounding countryside.

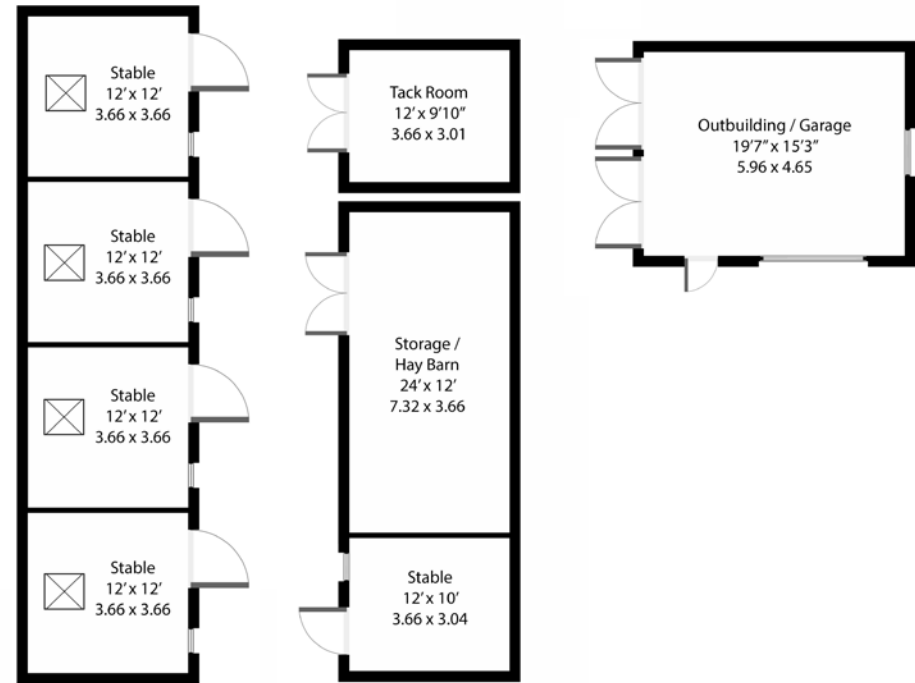
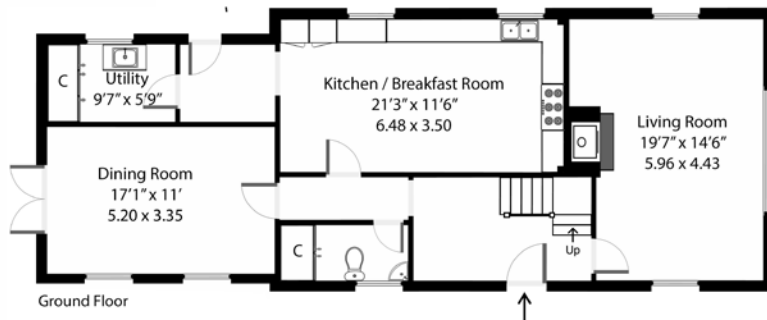
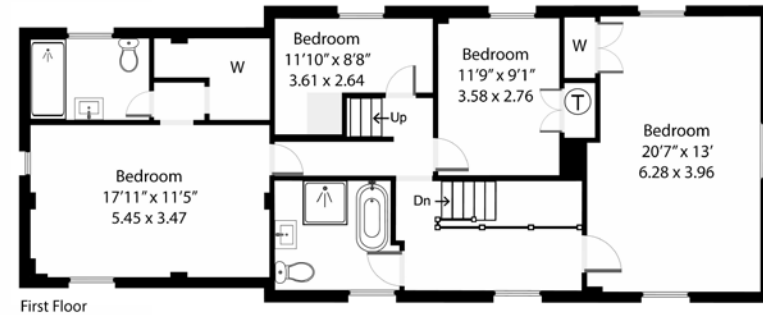
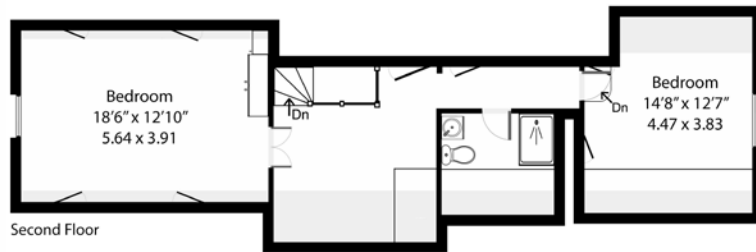
In the yard there are five 12ft x 12ft stables made by Chart Stables, a dry tack room, hay store and a wash area.

A variety of bridleways can be taken from Little Fleming farm where hacks can be enjoyed around the local area.









TOTAL FLOOR AREA: 4170 sq.ft (388 sq.m)
 HOUSE: 2751 sq.ft (256 sq.m)
 STABLES & OUTBUILDINGS: 1419 sq.ft (132 sq.)



EPC RATING
 F



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Private Drainage & Oil Fired Heating

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