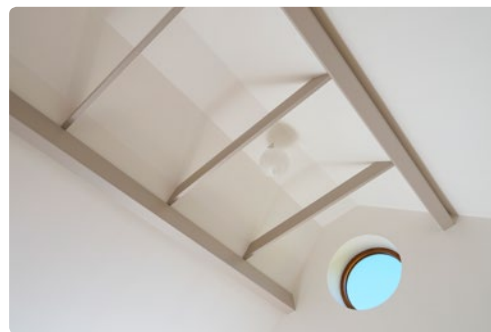




Freehold



Martens Oast, Lower Ensden Farm, Old Wives Lees CT4 8BA

- Splendid Six Bedroomed Oast Conversion
- Over 4000 Sq.Ft Of Spacious & Versatile Accommodation
- Four Luxury Appointed Bathrooms By Villeroy & Boch
- High Specification Kitchen With Electric Aga
- Triple Garage & Planning Consent For Stabling
- Set Within Approx. 7.5 Acres Of Gardens & Paddocks
- Stunning Rural Location With Magnificent Views
- Just Six Miles From Canterbury & Faversham

SITUATION:

Martens Oast enjoys an exceptional, rural location, set within a working farm and surrounded by rolling fields and countryside. The nearby village of Old Wives Lees is located on the outskirts of Chilham, high on the North Downs (an area of outstanding natural beauty) and is conveniently situated with a choice of rail links to London via nearby Selling, Canterbury or Ashford International.

The Sondes tea rooms is less than two miles away and has a general store with local produce and essentials, for a wider range of groceries the popular Macknades is a little further and offers a local butchers and a deli counter.

Primary schools can be found at nearby Chilham, Selling and Sheldwich and a choice of secondary schools in Canterbury and Faversham. The renowned Kings Junior school is within a short driving distance and

there is also two other private schools in close proximity to Martens Oast.

The charming market town of Faversham (6 miles) has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

The cathedral city of Canterbury (6 miles) is in the opposite direction and offers a wide choice of amenities including a range of High Street retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre

The Channel Tunnel terminal at Folkestone (18 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (22 miles) also provides regular ferry crossings to the Continent.



DESCRIPTION:

A splendid attached six bedroom oast house, offering over 4000 sq.ft of versatile accommodation, set within approx. 7.5 acres of grounds including landscaped gardens and paddocks, in a spectacular rural setting surrounded by outstanding countryside & farmland. Martens Oast forms the largest portion of a handsome period oast which was sympathetically converted into three impressive residences in 2008.



Great care has been taken during the conversion to replicate the generosity of space and sense of proportion naturally found within an oast, whilst the exceptional quality of finish and careful attention to detail results in a wonderfully light and beautifully appointed interior. The current owners have taken time to ensure the oast runs efficiently and economically by refurbishing the oil fuelled boiler, which controls the underfloor heating and installing 4G mobile internet system that combines with standard providers and in turn has dramatically

improved internet performance. The property is entered via an oak and double glazed front door, with matching full height windows either side. This opens into a spacious reception hall, with an oak staircase rising to the first floor and beautiful travertine natural stone flooring with underfloor heating, which extends throughout the entire ground floor.

To the left of the reception hall, there is a well appointed cloakroom and a discrete boiler room, whilst to the right, there is a separate reception room with lovely exposed ceiling beams. To the rear of the oast, there is a luxuriously appointed kitchen/breakfast room with an oak and double glazed French door which opens onto the garden. The kitchen has been fitted with an extensive range of traditionally styled units, set around a selection of integrated appliances, an electric four-oven Aga and a splendid granite topped island and breakfast bar. From here, a set of glazed double doors open into a pleasant sitting room, with another oak and double glazed French door to the rear garden.

Finally, the ground floor accommodation is completed by a useful utility room and another spacious reception room, currently used as an office. This has been fully fitted with a range of bespoke contemporary office furniture, including extensive storage.

On the first floor, a galleried landing leads to four generously proportioned double bedrooms and a well appointed family bathroom, all served by underfloor heating and fitted with bespoke contemporary shutters. The master bedroom and second bedroom are both exceptional rooms, with vaulted ceilings and floor to ceiling windows which afford spectacular views over the grounds and surrounding countryside beyond. The master bedroom has a row of bespoke fitted wardrobes, with a concealed entrance to a luxury en-suite. This has been fitted with high specification sanitary ware from Villeroy & Boch, including a stunning contemporary slipper bath, matching twin sinks, a walk-in shower enclosure and is finished in rich, marble wall and floor tilings.



The second bedroom also has an en-suite, with a traditionally styled white suite, including a free-standing, double ended bath. Plywood wardrobes have recently installed in one of the bedrooms, these have been crafted by a local joiner to an exceptionally high standard and could be replicated in the bedroom opposite. Another oak staircase rises to a landing on the second floor and a further two double bedrooms, one of which has an en-suite shower room with a modern and stylish white suite. The property has been fully equipped with a full working CCTV alarm system and interlinked smoke alarms throughout.

OUTSIDE:

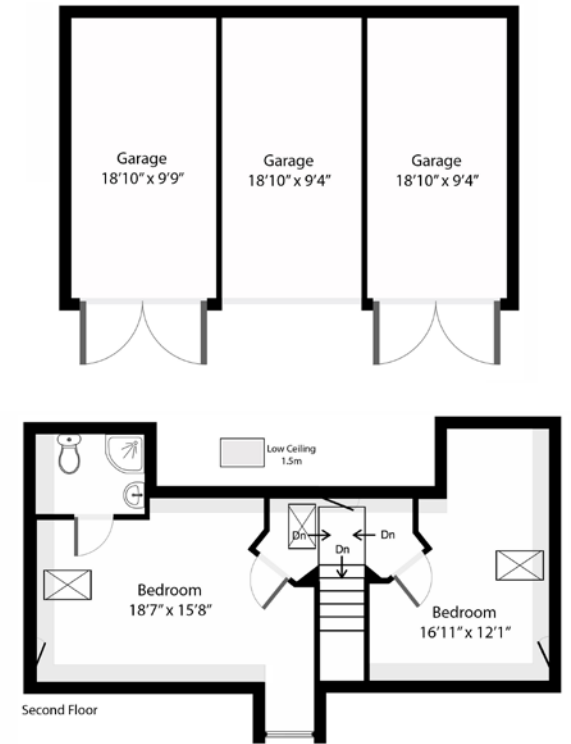
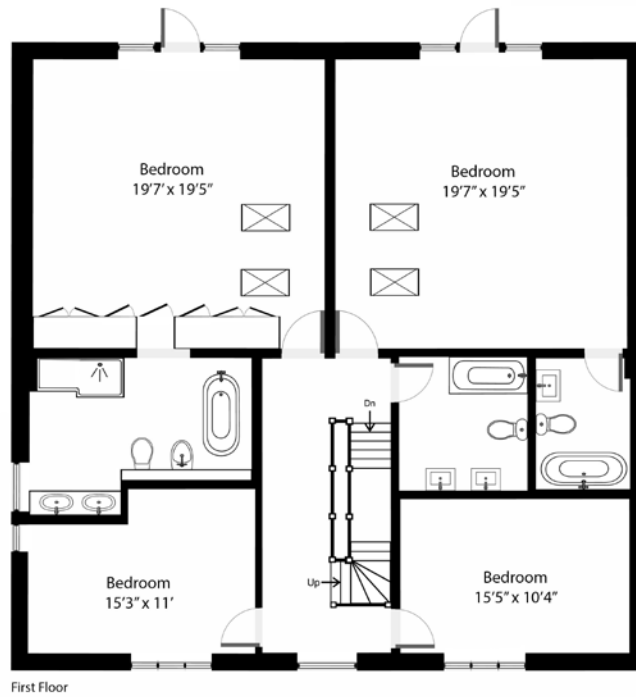
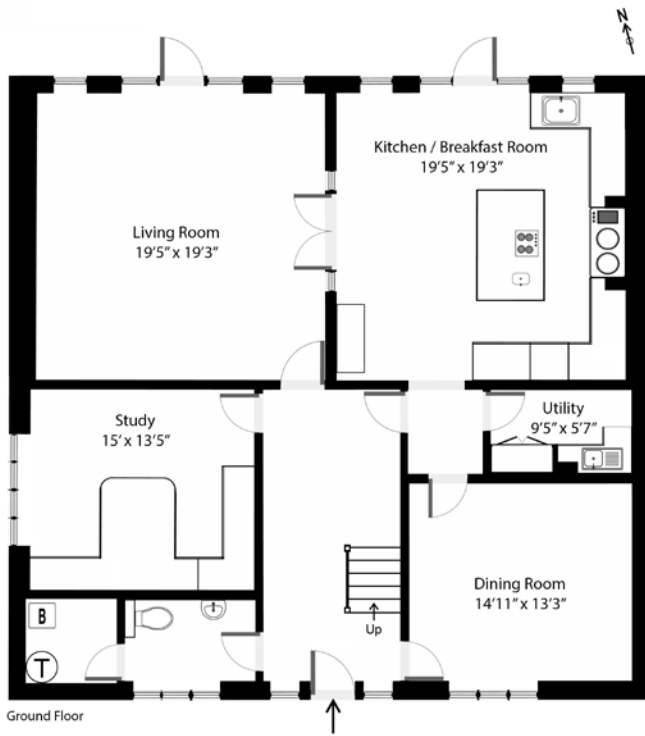
Martens Oast is set within a generous plot of approximately 7.5 acres and is approached via a track which runs through its land and on to Bower Wood. To the front of the oast there is a gravelled driveway which provides parking for numerous vehicles and leads to a detached triple bay oak framed garage. This has one open bay, two enclosed bays with twin doors and power and water connected to it. The rear garden is mainly laid to lawn, which is fully secure with fencing and tall laurel hedge boundaries for privacy. There is a full width patio area adjacent to the oast, whilst the rear of the garden has been thoughtfully landscaped to create an attractive tiered section, with inset lighting, water features and access to the paddocks behind.

The main paddock measures approximately 3.8 acres and is enclosed by secure post and rail fencing to all sides. There is another paddock which is also enclosed within post and rail fencing and includes an old, tree-lined chalk pit, with seating areas above and sunken caves below. There is currently planning consent (application number 20/00333/AS) in place to allow the erection of two stables, a tack room and a tractor store within this section of land.









TOTAL FLOOR AREA: 4684 sq. ft (435 sq. m)
 HOUSE: 4149 sq. ft (385 sq. m)
 OUTBUILDINGS/GARAGE: 535 sq. ft (50 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 Private Drainage & Oil Fueled Heating

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