



Freehold



The Square Oast, Siloam Farm, Mierscourt Road, ME8 8PJ

- A Handsome Semi Detached Unlisted Oast Conversion
- Four Bedrooms - Two Bathrooms
- Substantial Detached Outbuildings
- Detached Triple Garage
- Utility Room, Study & Conservatory
- Over An Acre & A Half Garden & Orchard
- Peaceful Rural Location Accessed Via Private Road
- Within Easy Reach Of Rainham Station, A2 & M2

SITUATION:

Rainham train station and town centre is less than a mile away and offers excellent links into London in less than an hour. Rainham town offers a variety of shopping including several supermarkets, cafes, and restaurants.

Gillingham is the next neighbouring town closest to the Black House it has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The popular Hempstead Valley shopping centre offers an array of high street shops including a Marks and Spencer's and several eateries.

Chatham dockyard is just three miles away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Rochester is just five miles from lower Rainham road and is a historic town known for Charles Dickens, it has a Cathedral that was founded in 604 which holds many festivities including the annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops.

The Medway towns have a good selection of primary, secondary and private schools including Kings school in Rochester which is the second oldest school in the world.

Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast, getting you into Whitstable in less than 30 minutes.



DESCRIPTION:

Dating from 1820 this delightful, semi-detached, four bedroom, unlisted, square kiln oast, sits on over an acre and a half of gardens and orchard with detached triple garage, barn and summer house. It has beautiful rural views and idyllic peace and quiet yet remains within walking distance of Rainham town centre.

A welcoming exposed brickwork porch with storage cupboards and space for coats gives access via part glazed solid wood door into a pleasing entrance hall with stairs to the first floor, with ample storage underneath. To the right is a fully tiled WC and adjacent is the bespoke fitted study looking out toward the driveway.

Beyond the stairs to the right, the kitchen has a lovely rustic feel. French limed oak wall and base units encompass an integrated fridge and freezer, eye level NEFF oven, AEG dishwasher and microwave, as well as a five-ring gas hob.



An attractive exposed brick archway leads one into the utility room. With an external door and its own window to the rear, there is work surface space and an additional sink. All set in the same French oak units as the kitchen with an integrated Miele washing machine, this room also contains the boiler and tank.

To the left from the entrance hallway there is a pleasant dining room with a window looking out to the patio and garaging and opening into the magnificent, dual aspect living room.

An impressive brick fireplace with a beautiful oak mantelpiece, houses a cast iron, flueless gas stove. This unique space is open above with a fantastic galleried landing which can be accessed by the main stairs or directly from the living room via the bespoke pine and elm spiral staircase.

From here double doors open to a sizeable

conservatory, with French doors to the patio, a hard-wearing tiled floor and an extensive blind system.

The stairs from the entrance hall terminate in a spacious galleried landing with space for seating and also a sizeable airing cupboard. From here one can access three bedrooms, the two with rural views to the rear and vanity units and sit either side of the four-piece bathroom with separate shower. Whilst the bedroom to the front is currently used as a dressing room. The landing leads to fantastic, double aspect galleried family space above the living room. Opposite the spiral stairs to the ground floor a further set of stairs lead up to the characterful principal suite in the kiln roof. This charming room has beam work, built-in storage and a super view across the orchard and surrounding countryside. A large ensuite with bath and start/stop walk-in shower. This room also gives access to a very convenient walk-in loft space.



OUTSIDE

A practical and attractive in-out driveway, accessed via a private road sits to the front of the property with a splendid, detached, triple garage with extensive loft space. Beyond this is the triple aspect BBQ shed with power and patio/BBQ area to the front. Adjacent to this is a superb, detached barn, with a covered area to one side, two sets of double doors and an eminently useful mezzanine hayloft area.

The oast itself is surrounded by a wonderful brick patio with curved, retaining beds with extensive trees and shrubs and an impressive carp pond. All set within 1.59 acres of grounds including the orchard.









TOTAL FLOOR AREA: 3557 sq. ft (331 sq. m)
 HOUSE: 2441 sq. ft (227 sq. m)
 OUTBUILDINGS: 1116 sq. ft (104 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 All main services are connected

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