



Freehold



Badgers Oast, Newhouse Lane, Sheldwich ME13 9QS

- Magnificent Oast Conversion
- Over 2500 Sq.Ft Of Spacious Accommodation
- Beautifully Maintained Throughout
- Opportunity To Enhance & Modernise
- Five Bedrooms & Two Bathrooms
- Large Kitchen/Breakfast Room
- Two Additional Reception Rooms
- Integral Garage Potential To Convert To Annexe STPC

SITUATION:

Badgers Oast is conveniently located on Newhouse Lane which is in the lovely village of Sheldwich yet conveniently located just outside Faversham.

The charming village of Sheldwich has a very well-regarded primary school, the beautiful Grade II listed Church of St James and several fine period buildings including the Grade I listed Lees Court (home to the Countess of Soudes).

The market town of Faversham is just three miles away and offers a wide variety of shopping facilities including both specialist shops and national retailers. There is also a bustling market three times a week, a cinema, an indoor and outdoor swimming pool and even a cottage hospital.

The town has a good selection of primary and secondary schools, including the renowned Queen Elizabeth Grammar School, whilst a good selection of private schools can be found in either Canterbury or Ashford. A mainline railway station offers a regular service to London Victoria and Cannon Street and a high-speed service to London St Pancras. There is an alternative High-Speed train from Ashford, via Ebbsfleet, also to London St. Pancras.

The A2/M2 motorway network is within one mile offering good access to London and the coast, as well as the cathedral city of Canterbury (eleven miles) which again offers an excellent choice of shopping, restaurants, leisure facilities, a theatre, and has a good range of both private and state schools and three universities.



DESCRIPTION:

Originally built in the late 1800's and then converted into residential dwellings in the 1980's Badgers Oast has been with one family, who have beautifully maintained the property to an exceptional standard.

There is over 2500 sq.ft of spacious and versatile accommodation which includes an integral garage which could be converted into an annexe. STPC.

Badgers Oast sits on a generous 0.37 acre plot of glorious grounds set within an area of outstanding natural beauty and overlooks cherry orchards and unspoilt countryside.

There is a wonderful opportunity to modernise and enhance this substantial five-bedroom property, however the current owners have made every effort to ensure the exterior and interior is well managed which includes the careful maintenance of the kilns and cowl which sit proudly on top of the oast.



The exterior of the oast is an attractive mix of dark painted weather board and brick. Most of the windows are original timber framed sliding sash, in immaculate condition and really enhances the facade.

The striking entrance sits elevated above the driveway. The door opens into a glazed lobby which in turn opens up into a large entrance hallway.

There is access to the garage to the left whilst beyond this a dining area has been configured on the other side of the rich exposed beam.

To the rear of the property, one will find a large kitchen breakfast room, complemented by a utility area, whilst adjacent to this is a sitting room with large sliding doors that frame the splendid garden.

To the first floor one will find five generously proportioned bedrooms and a well-appointed family bathroom.

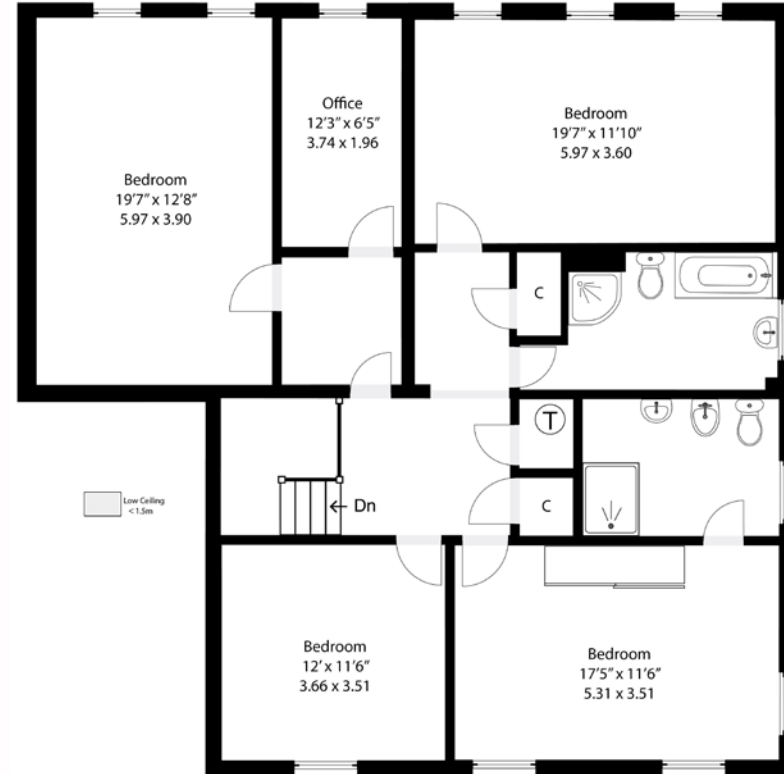
The dual aspect main bedroom enjoys stunning views over countryside and benefits from an elegant en-suite and fitted wardrobes.

OUTSIDE:

The gravelled driveway runs down the side of the oast and a gate opens onto additional parking. There is access to an integral garage from the driveway, this is currently used for storage but could be converted to offer a small annexe STPC.

From the sliding doors in the sitting room and the kitchen door there is a beautiful, raised sun terrace that enjoys an elevated position overlooking the pristine gardens and the cherry orchard beyond.

This steps down onto a lower patio which spills out onto a lawn which is interspersed with flower beds, established shrubs and manicured topiary hedging.



TOTAL FLOOR AREA: 2722 sq. ft (253 sq. m)
OAST: 2522 sq. ft (234 sq. m)
GARAGE: 200 sq. ft (19 sq. m)



EPC RATING
E



COUNCIL TAX BAND
G



GENERAL INFORMATION
Private drainage, Oil fuelled heating

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