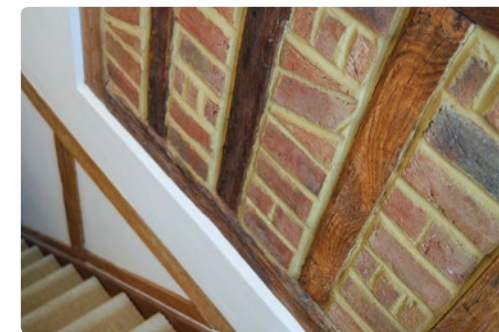
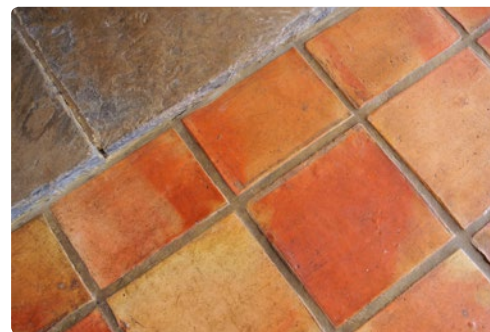






Freehold



## Manor Farm Oast, Love Lane, Headcorn TN27 9HJ

- Charming Detached Victorian Oast House
- Set With Approx. An Acre Of Beautiful Park-Like Grounds
- Brimming With Wonderful Period Features
- Four Bedrooms - Two Reception Rooms
- Lovely Farmhouse Style Kitchen
- Additional Two Bedroom Detached Annexe
- Splendid Cabin Ideal For Outdoor Entertaining
- Spectacular Rural Setting Close To Headcorn

### SITUATION:

Manor Farm Oast enjoys a delightful rural setting, situated on a quiet country lane, conveniently located just moments away from the beautiful village of Headcorn, situated in the Low Weald of Kent.

The growing village of Headcorn is a thriving community with an attractive High Street and an enviable array of shops, services, and local business. It's one of the largest villages in the area but retains its culture and heritage through its history and architecture. Headcorn is situated in the picturesque Kent countryside, but also conveniently located between the towns of Maidstone and Ashford, making it accessible to plenty of urban amenities while still enjoying a rural lifestyle.

There are several village primary schools in the catchment and Headcorn is easily connected to the numerous secondary schools in both Maidstone and Ashford by car

and by train. The village has plenty of frequent bus services in all directions and the property is only a mile from the Station, with regular train connections to Charing Cross-London in just over an hour. Surrounding Headcorn is idyllic countryside for scenic walks, bike routes and places to go on day trips. The neighbouring village Staplehurst is just minutes away and complements the rural community culture of Headcorn.

Ashford is home to the International Station, making it well connected to London via the highspeed service which reaches St Pancras in just 37 minutes. The town also benefits from the designer outlet, numerous retail parks, a central shopping centre, leisure centres, and extensive options for family activities.

Maidstone is much the same, a thriving urban hub with an array of facilities, with the M20 connecting the two in just 30 minutes.





#### DESCRIPTION:

Manor Farm Oast is a handsome detached square kiln oast, with a superb two bedroom detached annexe, set within approx. one acre of glorious park-like gardens and grounds. It is situated in a beautiful rural setting on a quiet country lane, yet is within a mile of the bustling town of Headcorn.

The property has seen numerous improvements in recent years and is beautifully presented throughout, whilst having retained many lovely period features.

The oast house is entered via a wood effect uPVC double glazed front door. This opens into a spacious entrance hall, with exposed beams and brickwork, a flagstone floor and stairs to the first floor.

Oak latch-key doors open to a utility room, a well-appointed bathroom and a stunning farmhouse style kitchen to the front of the oast. This has been fitted with an extensive range of traditionally styled wall and floor

units, set around quartz work surfaces, exposed beams and a porcelain tiled floor.

Also accessed from the entrance hall is a charming dining room with exposed beams, terracotta floor tiles and an exposed brick feature wall with inset wine storage.

The terracotta flooring flows from the dining room into a splendid, triple aspect sitting room to the rear of the oast. The focal point for this impressive room is a homely exposed brick fireplace, with inset wood burning stove and a flagstone hearth

On the first floor, there is a large triple aspect bedroom to the front of the oast, a single bedroom (currently used as a dressing room) and a wonderful, dual aspect main bedroom with a well-appointed en-suite shower room and stunning views over the gardens.

A staircase rises from the landing to a spectacular bedroom on the second floor (set

within the oast itself) with a magnificent, double height ceiling and panoramic views over the gardens and beyond.

#### ANNEXE:

In addition to the oast house, there is an impressive and well-appointed detached annexe.

This is completely self-contained and has a spacious open plan kitchen and living area, a modern and stylish wet room and a generous double bedroom with an en-suite shower room on the ground floor.

On the first floor, there is a large study area which leads to a double bedroom with an en-suite cloakroom/WC. The annexe is finished to an equally high standard, with oak flooring, oak internal doors, high quality sanitary ware, oak worktops in the kitchen and wood effect uPVC double glazed windows and doors.







## OUTSIDE

Manor Farm Oast enjoys a charming position on a country lane set within an acre of spectacular gardens and grounds.

It is approached via a gated driveway which provides extensive parking for numerous vehicles.

To the rear of the oast there is a large patio area enclosed by low level walls and brick balustrades, ideal for outdoor entertaining.

The park-like gardens are mainly laid to lawn, with a variety of mature trees and a magnificent natural pond, safely enclosed behind rustic post and rail fencing.

Within the grounds there are two outbuildings, a large timber workshop and a spectacular summer house/garden room.

This has power, uPVC double glazed sliding doors, a vast decked veranda and is an ideal space for hosting and entertaining.

The gardens are a spectacular feature of this property and contain some wonderful elements, including a beautifully planted rockery, a fire pit and even a children's play area with a climbing frame and a sunken trampoline.







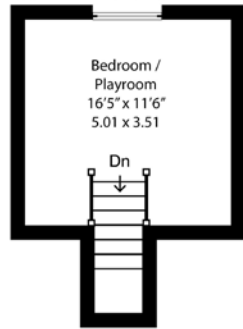




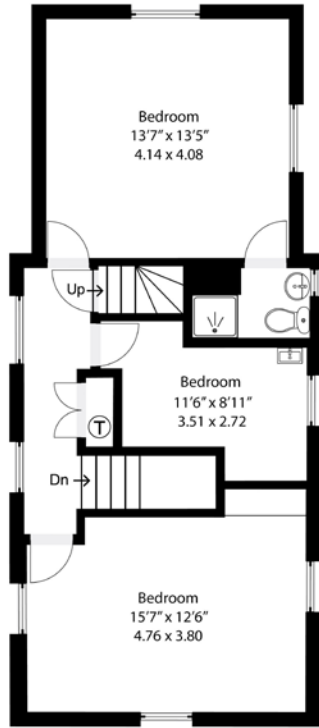




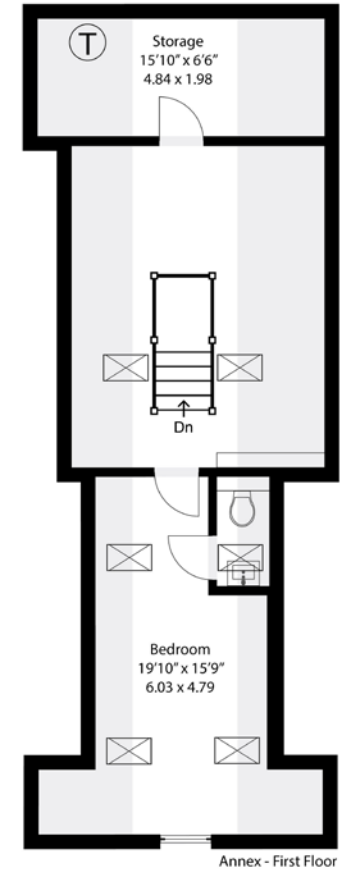
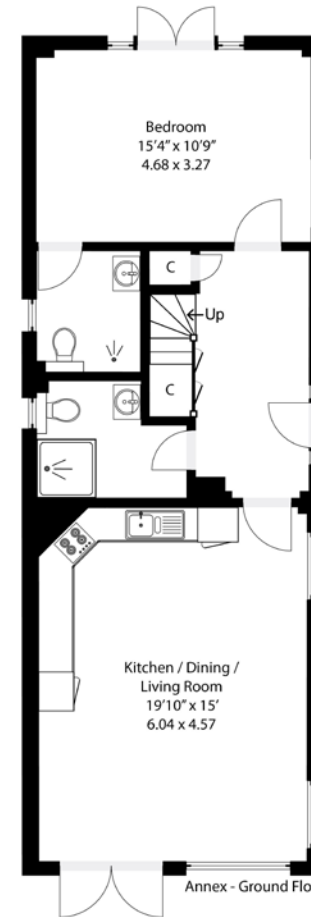
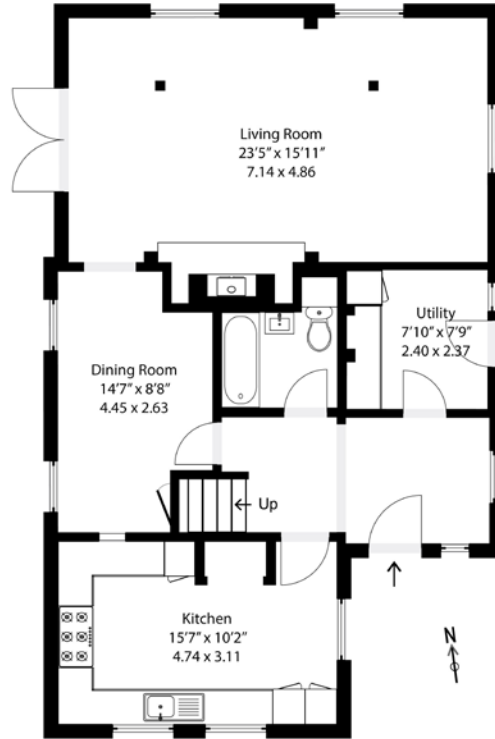
Main House - Second Floor



Main House - First Floor



Main House - Ground Floor



TOTAL FLOOR AREA: 2844 sq. ft (264 sq. m)  
 OAST HOUSE: 1582 sq. ft (147 sq. m)  
 ANNEXE: 1262 sq. ft (117 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 The property is served by private drainage and oil fired central heating.

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