





Freehold



## The Oast, Grove Green, Maidstone ME14 5PX

- A Handsome Detached Oast Conversion
- Set Within An Exceptionally Private Plot Of 0.18 Acres
- Exquisite Period Features Throughout
- Principal Suite Set Over Two Floors Within The Roundel
- Two Further Double Bedrooms
- Detached Double Garage With Garden Room/Home Office
- Potential To Convert Into Annexe/Additional Accommodation
- Beautiful & Secluded Gardens Backing Onto Woodland

### SITUATION:

The Oast enjoys a rare setting, situated just off a discrete farm track which leads to The Oast and just a handful of other beautiful period homes which formed the original hamlet of Grove Green.

This collection of properties, including an old barn conversion, a school house and a farm house, create a tranquil rural setting, yet all are within minutes walk of Grove Green's numerous amenities, including a Tesco superstore, a doctors surgery, a dentist, a chemist, a post office, a newsagent and two pubs.

The property is surrounded by excellent education opportunities both in the primary, and secondary sector, St Johns primary school, Maidstone Grammar School, Invicta Grammar and the School of Science and Technology are all within walking distance. Bearsted is just over a mile away and is an idyllic Kentish village, with a beautiful

village green, flanked by many fine period residences, The White Horse and The Oak on The Green public houses, The Fish On The Green and several village shops including the renowned Crouch Butchers. For those who enjoy riding, there are stables and livery yards nearby, along with plenty of bridleways.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world.

For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.

The M20 motorway is also within easy reach, providing access to both London and the Kent coast.





#### DESCRIPTION:

A charming and utterly distinctive ragstone oast house, set within a generous and mature plot of 0.18 acres, tucked away in an exceptionally private and secluded setting in the heart of Grove Green.

The Oast is a handsome Grade II Listed detached property with a beautiful ragstone and brick facade, with distinctive Mediterranean style arched windows, set beneath a Kent peg tiled roof.

The property has seen numerous improvements in recent years, including updated electrics, modern bathrooms, solid oak flooring and a beautiful new kitchen.

However, these improvements all perfectly complement the oast's wealth of original period features, which include exposed brick and stonework, high ceilings and exposed beams.

The property is entered via a handsome front

door. This opens into a small entrance porch with a coats cupboard and ample room for shoes and boots.

From here, a beautiful reclaimed arched Church door opens into the sitting room. This spectacular dual aspect room has an exposed stone feature wall, exposed beams, oak flooring and attractive views over the gardens.

A latch key door leads to the kitchen, whilst a rear lobby leads to a well-appointed cloakroom and also provides access to the rear patio.

The kitchen is set within the roundel and has been carefully fitted with a range of traditionally styled wall and floor units, set around solid oak work surfaces, a range of integrated appliances and a reclaimed antique pine woodblock floor.

On the first floor, a huge galleried landing with exposed stone and brickwork leads to

three double bedrooms and a family bathroom.

This has been fitted with a contemporary white suite which includes a panelled bath with a shower over it, his and hers twin sinks, a W/C and striking natural slate wall and floor tiles.

The principal bedroom suite is set within the roundel of the oast, with a magnificent triple aspect bedroom on one level and a stylish open plan en-suite and dressing room as a mezzanine level above the bedroom.

The combination of these two rooms within the roundel is not only a brilliant use of space, but creates an impressive and truly memorable principal suite.

#### OUTSIDE:

The Oast is approached via a quiet little track, which leads from Harebell Close and





provides vehicular access to just a handful of fine period properties (with The Oast being the last one on the track).

A timber five bar gate opens onto a large paved area which could provide parking if required. Adjacent to this, there is a detached double garage, with an additional parking space in front of it, and an electric car charging point to the side.

The garage has an electric double door and a large garden room/home office attached to it, all finished with brick and ragstone construction to sympathetically blend with the character of The Oast. The garage & garden room could potentially be converted to create ancillary accommodation, such as a guest annexe (subject to obtaining the necessary consents).

The gardens are mainly laid to lawn, with mature flower and shrub borders, and back onto woodland, creating a sense of complete peace and tranquillity.

An arched doorway leads from the main garden to a completely secluded Mediterranean style raised sun terrace, with a rear entrance to The Oast.

Steps lead down from the sun terrace to another private sunken garden with a raised circular rose garden, three under crofts with barrelled ceilings beneath The Oast and another large under croft beneath the sun terrace, ideal for use as a sheltered games area or outdoor kitchen.

The whole plot measures 0.18 acres and provides a spectacular backdrop to this incredible family home.





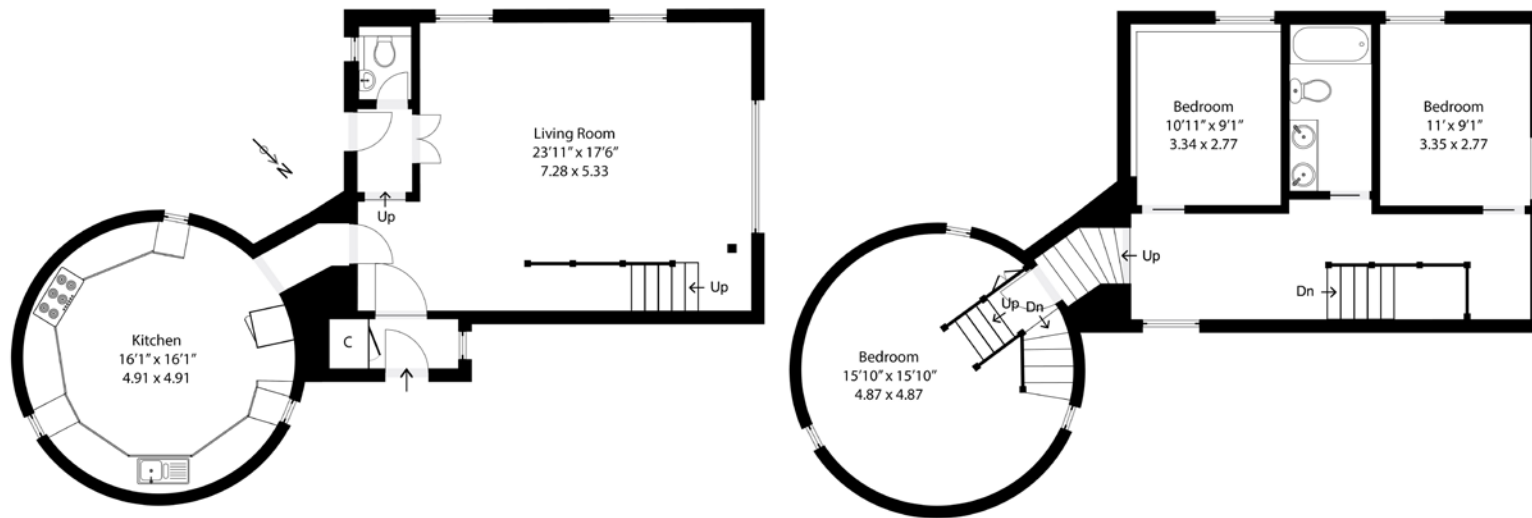
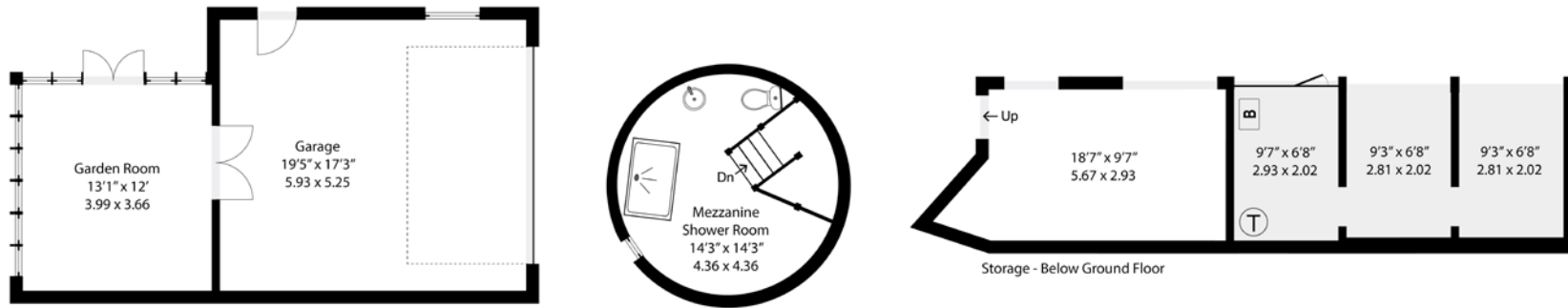












TOTAL FLOOR AREA: 2330 sq. ft (216 sq. m)  
 HOUSE: 1477 sq. ft (137 sq. m)  
 OUTBUILDING: 853 sq. ft (79 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 All mains services connected.  
 The property is Grade II Listed.

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