



Freehold



Oak Tree House, Bagshill Road, Leaveland, Faversham ME13 0PB

- Substantial Modern Detached Family Home
- Creative Architecture & Thoughtfully Designed
- Over 2000 Sq.Ft Of Spacious Accommodation
- Open Plan Living Area & Additional Reception
- Kitchen Breakfast Room, Walk-in Larder & Utility Area
- Four Bedrooms & Three Bathrooms
- Set Within 0.24 Acre Plot Of Grounds With Beautiful Views
- Double Garage – Potential To Convert STPC



SITUATION:

Leaveland is a small hamlet just outside the village of Badlesmere Lees is superbly located within an Area Of Outstanding Natural Beauty and consists of 16 acres of green land surrounded by houses, with a village hall and a welcoming pub called the Red Lion. Numerous footpaths and bridleways crisscross the stunning surrounding countryside, providing excellent walking and cycling opportunities. And in 20 to 25 minutes by car you can reach the stunning town and beaches of Whitstable, Ashford international station (with trains to London taking 38 minutes) or Canterbury City centre.

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 (previously home to the Countess of Soudes). The village has a good sense of community with various clubs and societies run from either the church or the village hall, whilst a

village fete is held every year on the beautiful green.

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.



DESCRIPTION:

A substantial detached four-bedroom family home, offering almost 2,000 sq. ft. of light and airy accommodation. Oak Tree House was built in 2005 and was thoughtfully designed by a local architect, capturing a great deal of natural light and open-plan living.

Situated in the hamlet of Leaveland, bordering Sheldwich and Challock, the area is particularly desirable, with incredible views over rolling countryside. Oak Tree occupies a generous plot of 0.24 acres, which includes a recently gravelled driveway, an attractive rear garden, and a beautiful front garden with a magnificent mature oak tree.

The property has been has a wonderful layout, ideal for busy families or individuals working from home and presents the opportunity make further enhancements.

The property has the added benefit of multiple outbuildings including a double vaulted garage which could be converted to



create a self contained annexe, ideal for a relative. (STPC).

The façade is a mix of weatherboarding and exposed brick, and the front door sits beneath a canopy, opening into a glass lobby.

The entrance hall has been fitted with solid wood flooring, which flows seamlessly through most of the ground floor. There is a vast amount of glazed internal doors leading to all the main reception rooms, allowing the space to feel open and connected.

The kitchen/breakfast room is fitted with an array of wall and floor units, which integrate a double oven, gas hob, fridge-freezer, and dishwasher. The space is complemented by a walk-in larder and a separate utility room.

The open-plan living room features a built-in fireplace and large patio doors leading directly to the garden.

The ground floor is further enhanced by a ground floor shower room and an additional reception room, ideal as a home office or playroom.

To the first floor, one will find a well-appointed family bathroom and four generously proportioned bedrooms. The main bedroom includes an expanse of fitted wardrobes and an en-suite shower room.

OUTSIDE:

Oak Tree House occupies a 0.24-acre plot. To the front of the property, there is a large, gravelled driveway with a lawned front garden, which features a mature oak tree.

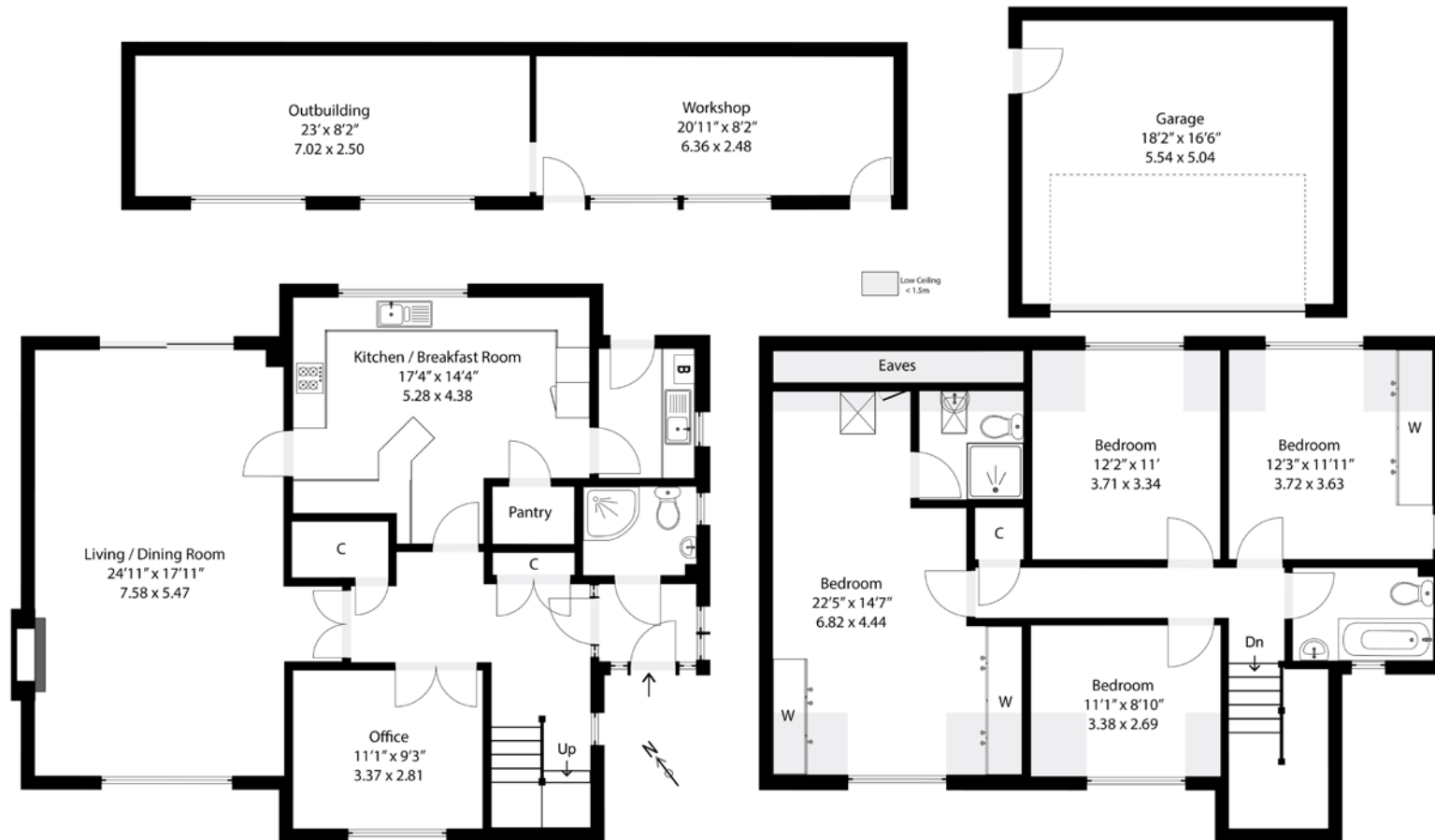
The double garage has a vaulted ceiling and offers the opportunity to further convert, depending on individual requirements. The rear garden is mainly laid to lawn and extends out to enchanting views beyond.











TOTAL FLOOR AREA: 2594 sq. ft (241 sq. m)
 HOUSE: 1932 sq. ft (179 sq. m)
 OUTBUILDINGS: 662 sq. ft (62 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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