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01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Hathcote Oast, Staple Street, Hernhill, Faversham ME13 9TY

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTIONS

Freehold



Hathcote Oast, Staple Street, Hernhill, Faversham ME13 9TY

- Enchanting Grade II Listed Converted Oast
- Sympathetically Renovated Throughout
- Exceptionally Energy Efficient
- Open Plan Living Area With French Doors
- Exposed Beams & Wood Frame Windows
- Bespoke Kitchen & Separate Utility Area
- Parking For Two Cars & Private Enclosed Garden
- Sought After Village Location Near Faversham

SITUATION:

Hathcote Oast is situated in the picturesque village of Hernhill, nestled within some beautiful countryside with outstanding views over the surrounding orchards and rolling farmland.

The village itself lies approximately three miles to the east of Faversham and only seven miles from the cathedral city of Canterbury and has a picturesque village green, overlooked by a fifteenth century Church of St Michael and the historic Red Lion public house. The village is also served by another pub, The Three Horseshoes, and an outstanding primary school.

Nearby Blean Woods, which have been designated a Site of Special Scientific Interest, cover more than eleven square miles and are ideal for a peaceful walk. The next closest village is Boughton-under-Blean, who benefits from another good primary school, a post office, a village store, several pubs, and a restaurant.

Hernhill is also close to the A2 which gives easy access to the motorway network for both London and the coast.

The nearby town of Faversham offers a far wider range of shopping, leisure, and recreational amenities, including an indoor and outdoor swimming pool, a cinema, a museum and numerous good pubs and restaurants.

The town is served by a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. A wider selection of state, grammar and private schools can be found in Canterbury and both Faversham and Canterbury have mainline stations with a high speed link to London St Pancras.

The bustling seaside town of Whitstable is approximately five miles away and is famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside.



DESCRIPTION:

An exceptionally beautiful grade II listed converted oast, which has recently undergone a comprehensive programme of renovation and restoration, using natural materials, fine décor, and quality craftsmanship.

Hathcote Oast was converted into a residential dwelling in the 1980's and has since been sympathetically reconfigured and sensitively renovated by the current owners who have retained many original features, such as exposed beams, vaulted ceilings, and beautiful arched windows. Many modern enhancements are evident throughout, with a bespoke kitchen made by Compton's of Faversham, brand-new bathrooms, and luxury wood-effect flooring.

The energy efficiency has been thoughtfully considered, with an air-source heat pump, underfloor heating, and newly fitted wooden-framed windows ensuring a greener footprint and dramatically reduced energy bills.



The beautiful curved front door opens into an entrance hall with a cloakroom to the left and stairs to the right.

The main living area is completely open-plan, with clear divisions for cooking, dining, and relaxing. Luxury engineered oak flooring has been laid seamlessly throughout and complements the pale walls and whitewashed beams.

A quartz-topped kitchen is completely bespoke and made locally, integrating all main appliances and incorporating a large breakfast bar. The kitchen is further enhanced by a separate utility room, which also provides additional access to the garden. Beautiful French doors lead directly onto the patio area, which sits at the front of the property.

On the first floor, there are two bedrooms and a well-appointed shower room, which displays exposed beams and vaulted ceilings,

finished with metro-style tiles and a rainfall shower. The dual-aspect bedroom has splendid views across Hernhill, while the bedroom on the second floor enjoys the same views via an arched window and Juliet balcony. Here, one will also find a luxury en-suite bathroom.

OUTSIDE:

There is a gravelled driveway bordered by flower beds, with parking for two cars directly in front of the house.

The garden is mainly laid to lawn and bordered by a curved brick wall and fencing, with a patio area accessed via the French doors and utility room.

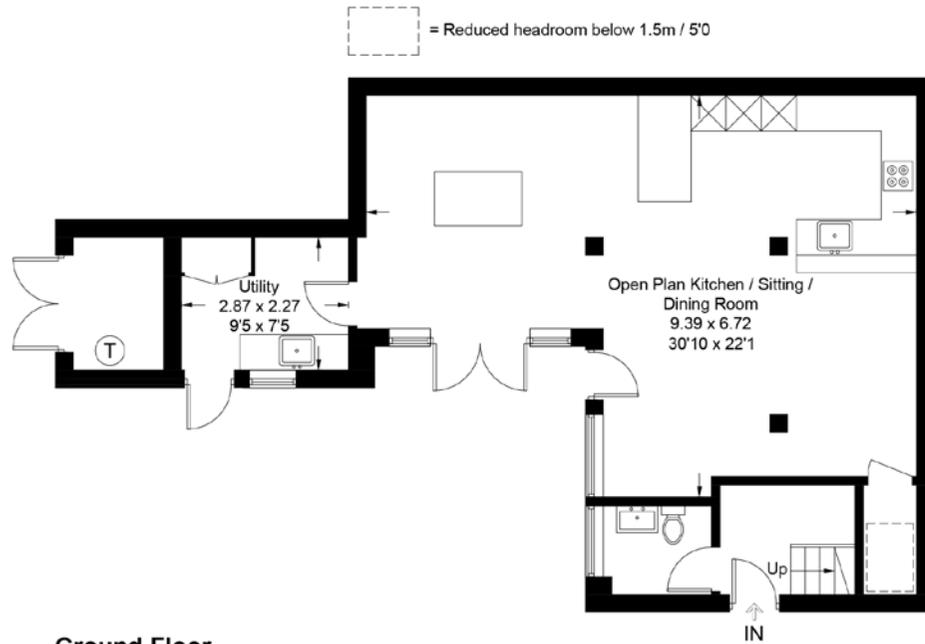
There is storage at the side of the property, double doors open into an expanse of space ideal for keeping bikes and garden furniture.



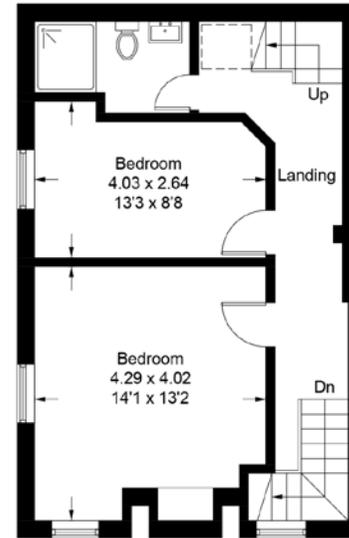




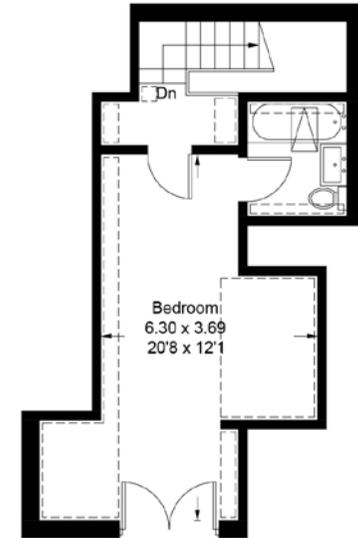




Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA: 1541 sq. ft (143 sq. m)



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
Mains Drainage & Air Source Heat Pump

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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