



2, Denstead Oast, Denstead Lane, Chartham Hatch, CT4 7SH

5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold

2, Denstead Oast, Denstead Lane, Chartham Hatch, Canterbury, CT4 7SH

- A Substantial Grade II Listed Oast Conversion
- Five Bedrooms & Two Bathrooms
- Open Plan Living Area With Wood Burner
- Over 3600 Sq.Ft Of Versatile Accommodation
- Flourishing In Period Features
- Enchanting Garden With Wellness Area
- Lower Ground Floor Annexe Potential
- Off Road Parking & Excellent Access To Canterbury



SITUATION:

Denstead Oast is located along a quiet country lane, backing directly onto open farmland, just outside the charming village of Chartham Hatch. This small and welcoming hamlet comprises approximately 200 homes and lies around five miles south-west of the historic cathedral city of Canterbury.

Surrounded by picturesque countryside and working farmland, with apple and pear orchards nearby, the setting offers an idyllic rural lifestyle. At the heart of the village is the former village school, now a well-used village hall, creating a strong sense of community. The location is ideal for those seeking peaceful country living while remaining within easy reach of a vibrant city.

Canterbury offers an extensive range of amenities, including well-regarded primary and secondary schools, independent sectors, which include Kent College just two miles away, three universities, two hospitals (one

private), and two railway stations. The city boasts a wide variety of shopping facilities, from high street brands to independent boutiques, together with parks, gardens, restaurants, pubs, and leisure facilities.

The market town of Ashford (approximately 12 miles distant) provides further excellent shopping, recreational and educational amenities, as well as Ashford International Station, offering high-speed rail services to London St Pancras in approximately 38 minutes.

The area benefits from excellent road connections, with the A2/M2 accessible via Canterbury and the M20 via Ashford, both providing links to London and the coast. The Channel Tunnel terminal at Folkestone (approximately 20 miles) offers regular shuttle services to the Continent, while the Port of Dover (approximately 19 miles) provides frequent ferry crossings to Europe.



DESCRIPTION:

A substantial Grade II listed five-bedroom oast house offering over 3,600 sq. ft. of highly versatile accommodation, rich in unique and characterful features.

Dating back to around 1850 and sympathetically converted into six residential homes in the mid-1970s, the property showcases wonderfully light, spacious rooms with generous proportions throughout. Arranged over split levels, the quirky layout provides exceptional flexibility and interest, ideal for growing families.

Great care has been taken to preserve the building's heritage, with striking vaulted ceilings, exposed beams, and stripped wooden floors enhancing the sense of space and character.

The current owners have further elevated the interior with tasteful Farrow & Ball décor, plantation shutters, and stylish, thoughtfully curated design.



An elevated front door opens into a spacious entrance hall, leading to two bedrooms and a beautifully appointed family bathroom featuring a roll-top bath, separate shower, WC and basin, Burlington fixtures, exposed panelling, and metro-style tiling.

A short flight of steps leads to the impressive main living area. This open-plan space is cleverly zoned for relaxing, dining, and cooking. The kitchen comprises bespoke solid wood cabinetry complemented by granite worktops and a substantial oak-topped island. Integrated appliances include a dishwasher, while the American-style fridge freezer is framed by intricate joinery. A double range cooker and butler sink complete the country aesthetic. A Chesney wood-burning stove defines the sitting area, providing warmth and ambience.

Further steps lead to a vaulted room within the square kiln, currently used as a games room but equally suited as a separate sitting room or additional bedroom. This area is split level, connecting to another generous room

that could serve as a bedroom or secondary living space.

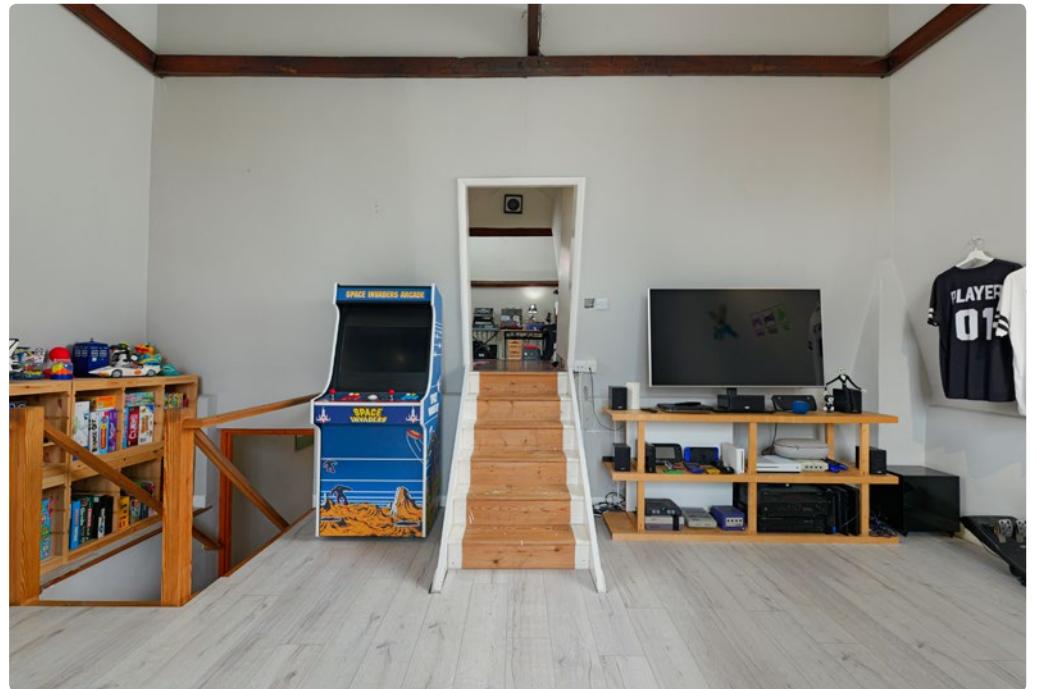
The lower ground floor offers a calm and peaceful retreat with two double bedrooms, both with fitted wardrobes, one benefiting from an en-suite bathroom.

The remaining section of the oast is currently arranged as a utility area/workshop but offers excellent potential for conversion into a self-contained living space with kitchenette. With independent access already in place, it would be ideal as a holiday let or annexe for a relative (subject to any necessary consents).

OUTSIDE:

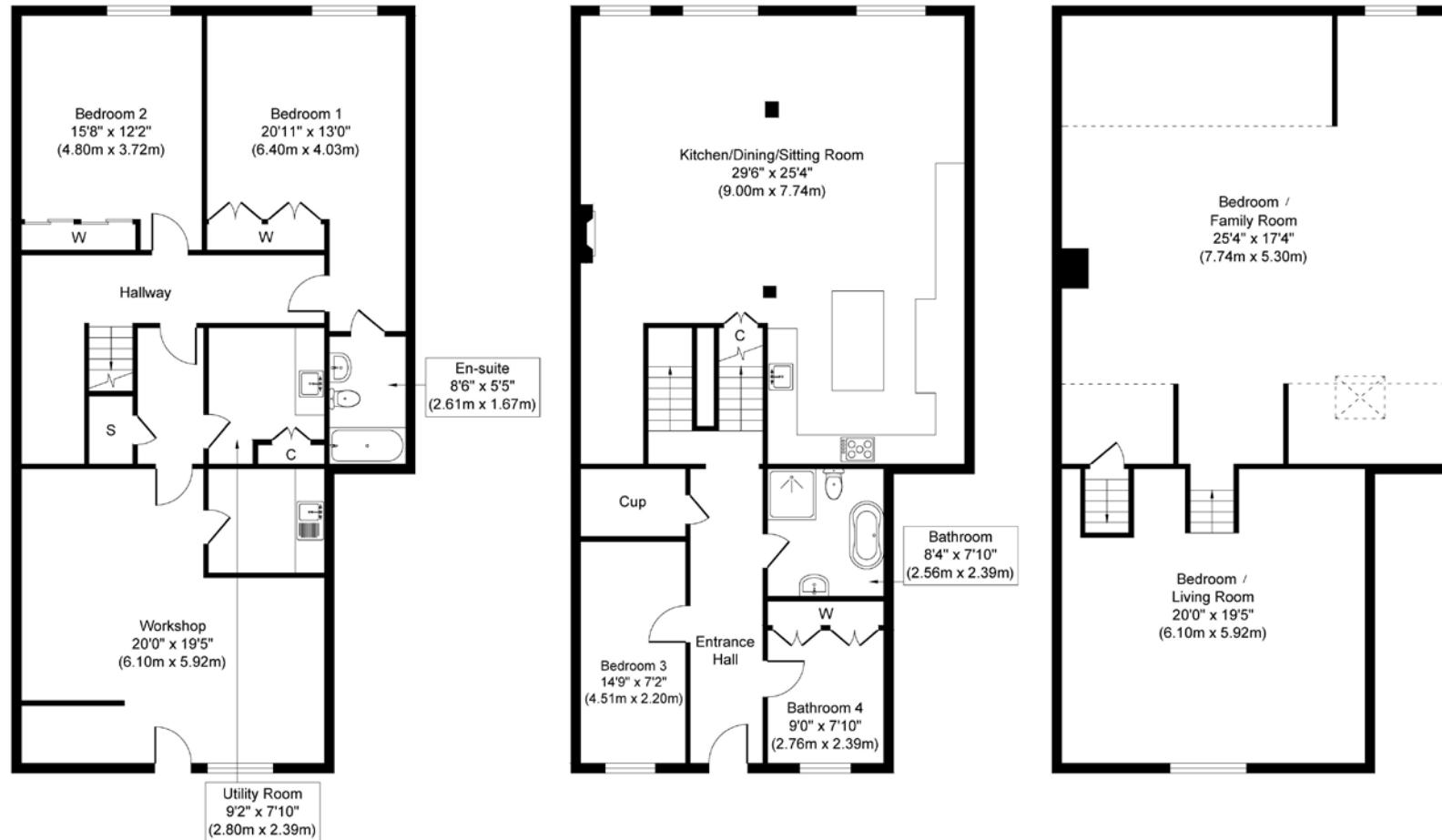
There is parking for two cars, in addition to several visitor bays. The enchanting garden has been thoughtfully landscaped to create a series of inviting spaces, including a secluded wellness area complete with sauna and hot tub, perfectly positioned to enjoy views across the rolling countryside.











TOTAL FLOOR AREA: 3600 sq. ft (334 sq. m)



EPC RATING
D



COUNCIL TAX BAND
G



GENERAL INFORMATION
The property is Grade II listed and benefits from oil-fired central heating and mains drainage.

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