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Oak House, South Street, Oversland, Faversham ME13 9PE

6 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



## Oak House, South Street, Oversland, Faversham, ME13 9PE

- Substantial Detached Period Residence
- Over 3000 Sq.Ft Of Versatile Accommodation
- Four Elegant Reception Rooms
- Kitchen Breakfast Room With Bi-folds
- Six Bedrooms & Two Luxury Bathrooms
- Flourishing In Period Features
- Set With 0.51 Acres Of Manicured Grounds
- Location Close To Canterbury & Faversham



SITUATION: Oak House enjoys a highly desirable setting within the charming hamlet of Oversland, a small and exclusive enclave situated beyond the village of Boughton-under-Blean, close to its historic church and golf club. This sought-after rural location is surrounded by some of Kent's most attractive countryside, characterised by rolling farmland, fruit orchards, ancient woodland and designated Areas of Outstanding Natural Beauty, offering an idyllic balance of tranquillity and accessibility. Boughton-under-Blean provides an excellent range of day-to-day amenities, including a well-regarded primary school, village store, post office, doctor's surgery, hairdresser, traditional public houses and a popular restaurant, fostering a strong sense of community. The nearby village of Selling, just over half a mile away, offers a mainline railway station, making the property particularly convenient for commuters. The historic market town of Faversham, approximately four miles distant, offers an excellent selection of independent retailers,

national brands, cafés, restaurants and its renowned market. The town benefits from excellent transport connections via the A2 and M2, providing straightforward access to London, the Kent coastline and the wider motorway network. Faversham's mainline station offers regular services to London Victoria and Cannon Street, together with high-speed services to London St Pancras in just over an hour. For a wider range of amenities, the cathedral city of Canterbury lies approximately seven miles away and provides an outstanding selection of shopping, dining, cultural and recreational facilities. Highlights include the renowned Marlowe Theatre, an array of museums and galleries, leisure centres and an excellent choice of restaurants and cafés. Canterbury is particularly celebrated for its exceptional educational provision, offering a comprehensive range of highly regarded state, grammar and independent schools, alongside three universities which contribute to the city's vibrant and cosmopolitan atmosphere.



Oak House is one of Oversland's most distinguished and substantial period residences, occupying an impressive plot of over half an acre and enjoying a commanding position within beautifully landscaped grounds. This magnificent double-fronted Victorian home has been meticulously enhanced by its current owners over the last decade, resulting in an exceptional family residence with versatility and contemporary luxury.

The remarkable transformation of this handsome home is a testament to the owners' vision, creativity and attention to detail. Through a programme of thoughtful renovation and sympathetic modernisation, they have carefully preserved the elegance and character of the Victorian era whilst introducing comfort and sophistication.

Original features remain at the heart of the property, including striking fireplaces, elegant sash bay windows and beautifully proportioned reception rooms, all complemented by bespoke contemporary

finishes. Luxurious bathrooms have been appointed, whilst the spectacular kitchen has been thoughtfully designed, with bi-fold doors framing the grounds beyond.

The accommodation extends over 3000 sq.ft and offers an abundance of flexible living space, ideally suited to growing families, multi-generational living or those seeking dedicated areas for home working. The handsome front door opens into an inviting entrance hall. To one side there is a bay-fronted reception, currently utilised as a home office, which connects directly to an elegant library. Opposite, a splendid sitting room centres around an original fireplace with an elegant marble surround, while French doors open onto the front garden. A connecting door leads through to the formal dining room, which also has access to the gardens.

Stretching across the rear of the property is an impressive 26-foot kitchen and breakfast room. Beautifully appointed with bespoke cabinetry, Corian worktops and a comprehensive range of integrated Neff

appliances, the space is arranged around a substantial central island with breakfast bar seating. A dedicated bar area further enhances the room's entertaining credentials, whilst bi-fold doors open directly onto the south facing terrace and gardens beyond. The space is complemented by a utility room and cloakroom.

The first floor provides six generously proportioned bedrooms arranged around an expansive galleried landing. The principal suite enjoys delightful views across the surrounding countryside and benefits from a luxurious en-suite bathroom featuring premium fittings and sanitary ware from Samuel Heath, Burgbad and Victoria + Albert.

One of the bedrooms is currently accessed via an adjoining room, although the layout could easily be adapted to create two entirely independent bedrooms if desired. A well-appointed family bathroom and separate WC complete the first-floor accommodation.

Outside





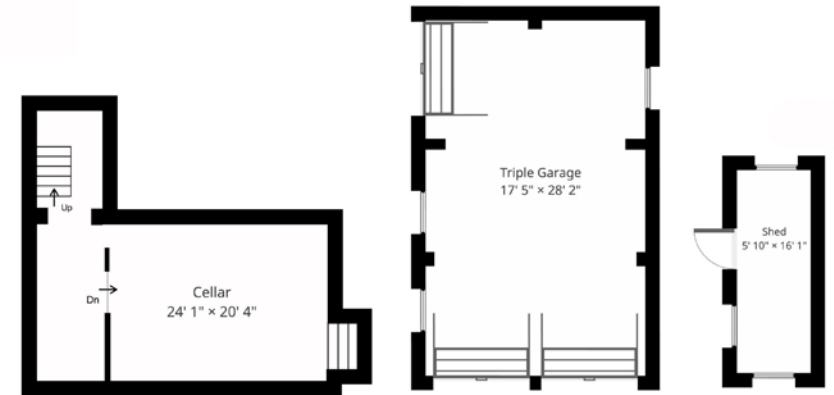
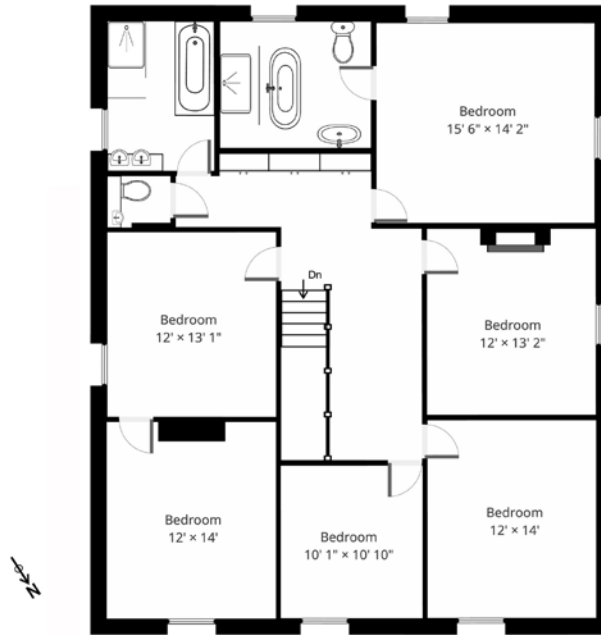
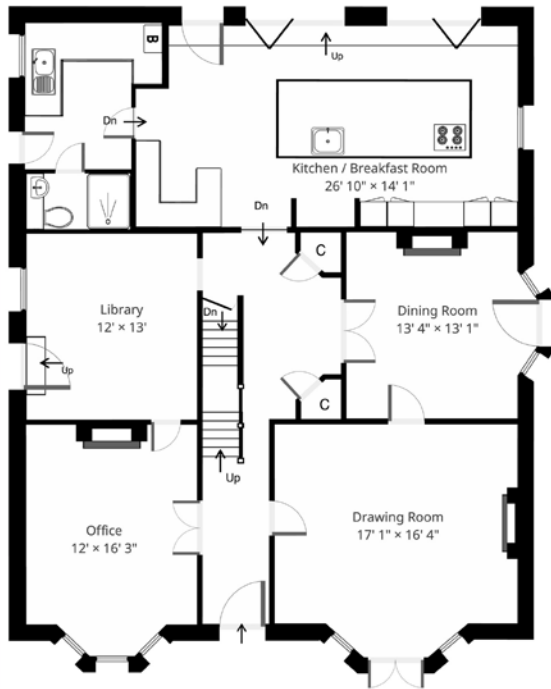


#### OUTSIDE:

Oak House occupies over half an acre of meticulously maintained grounds, which can be accessed from five separate points within the house, creating an effortless flow between the living spaces and gardens. The mature grounds provide a private and peaceful setting, with expansive lawns, colourful established planting, ornamental shrubs and specimen trees creating year-round interest.

A generous south-facing terrace with pergola adjoins the kitchen and breakfast room, providing an ideal space for outdoor dining and entertaining, with direct access via the bi-fold doors. The property is approached via a substantial driveway offering extensive parking for numerous vehicles and leading to a detached triple garage, which could potentially be converted into a self contained annexe STPC..





HOUSE 3136 sq. ft (291 sq. m)  
GARAGE: x 490 sq. ft (46sq. m)  
OUTBUILDINGS: 93 sq. ft (9sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All services are mains connected

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

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