

# SMALLHYTHE KENT



DUMBOURNE LANE, SMALLHYTHE, TENTERDEN, KENT TN30 7ND

**Substantial, Detached, Grade II Listed, Twin Roundel Oast**

Entrance Hall \* Drawing Room \* Sitting Room \* Dining Room \* Kitchen/Breakfast Room  
Cloakroom

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Master Bedroom with Ensuite \* Five Further Bedrooms \* Family Bathroom

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Enclosed Garden \* Triple Bay Cart Lodge \* Workshop \* Off Road Parking

This substantial, detached, Grade II Listed, twin roundel oast enjoys far reaching countryside views and is situated within a farm hamlet in Smallhythe, on the outskirts of the sought after picturesque town of Tenterden.

The accommodation consists of an entrance hall leading to a drawing room with stone fireplace and doors to the garden, sitting room with stone fireplace, roundel dining room and doors to the garden, kitchen/breakfast room and cloak room on the ground floor.

On the first floor there is a master bedroom with ensuite bathroom, two roundel double bedrooms, a further three bedrooms and a family bathroom.

Outside the oast is approached via a drive through the farm hamlet onto a gated driveway which leads to the triple bay cart lodge and workshop. The enclosed garden is laid to lawn with a pond and bordered with mature flower and shrub beds. The garden is surrounded by countryside.

**Harpers and Hurlingham**

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The oast is situated in the hamlet of Smallhythe on the outskirts of the picturesque town of Tenterden. The tree lined High Street offers a comprehensive range of shops including Waitrose and Tesco Supermarkets, Cafe Bars and Restaurants.

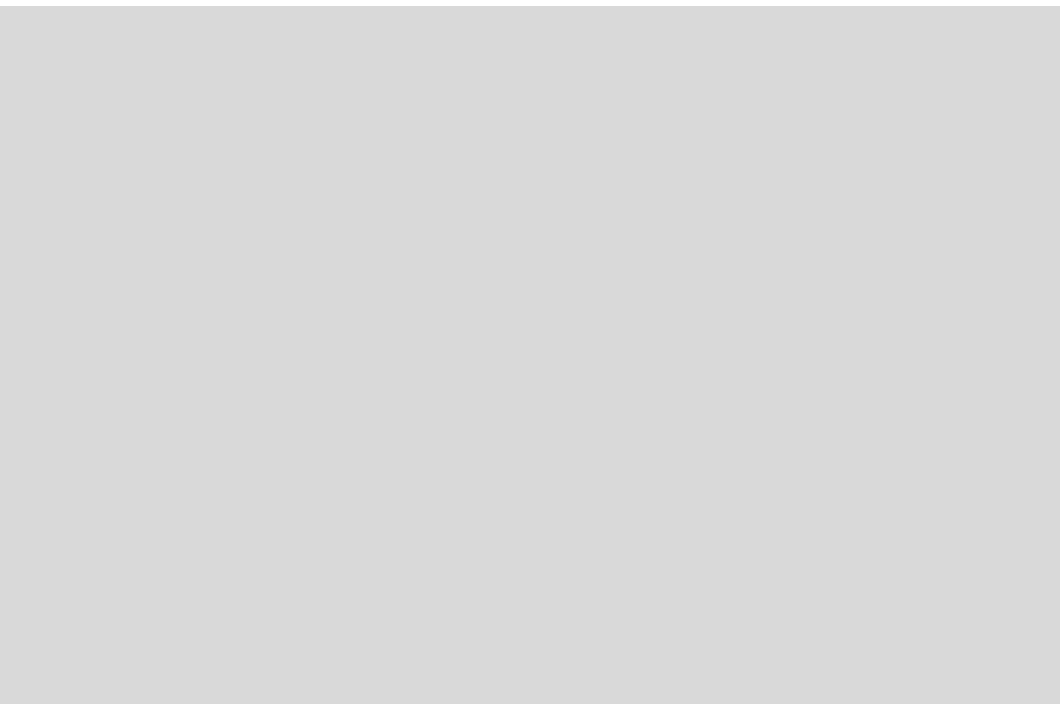
The oast is within a short distance of the renowned Chapel Down Vineyard and Restaurant.

There are a variety of well-regarded public and state schools catering for all age groups, in the area.

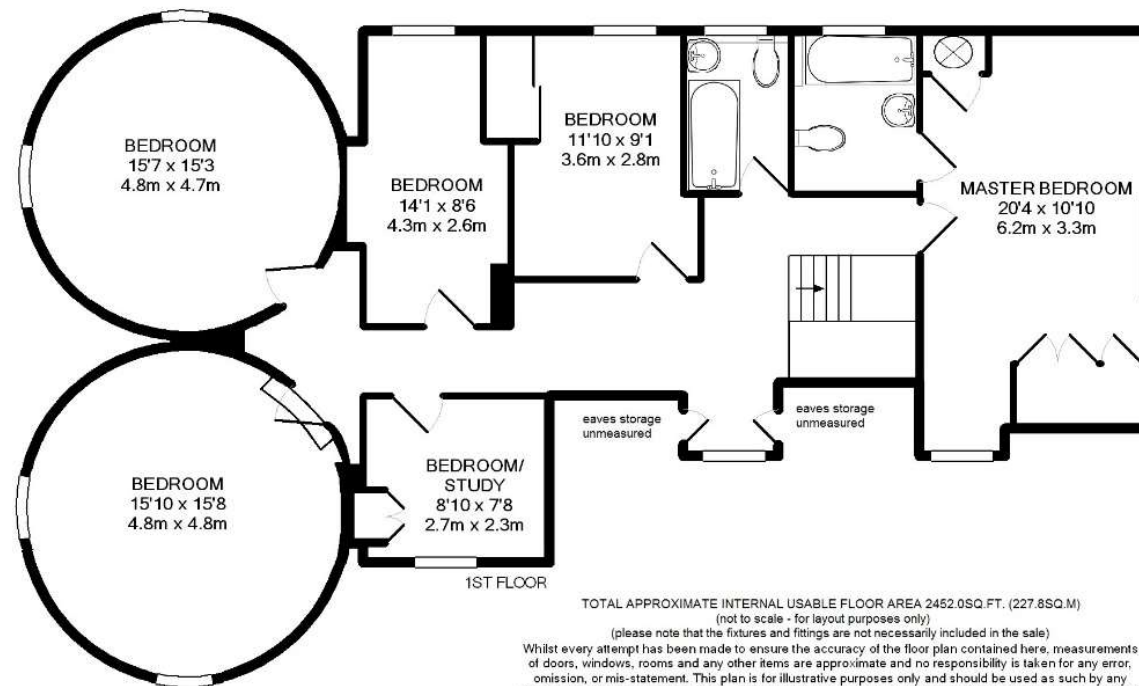
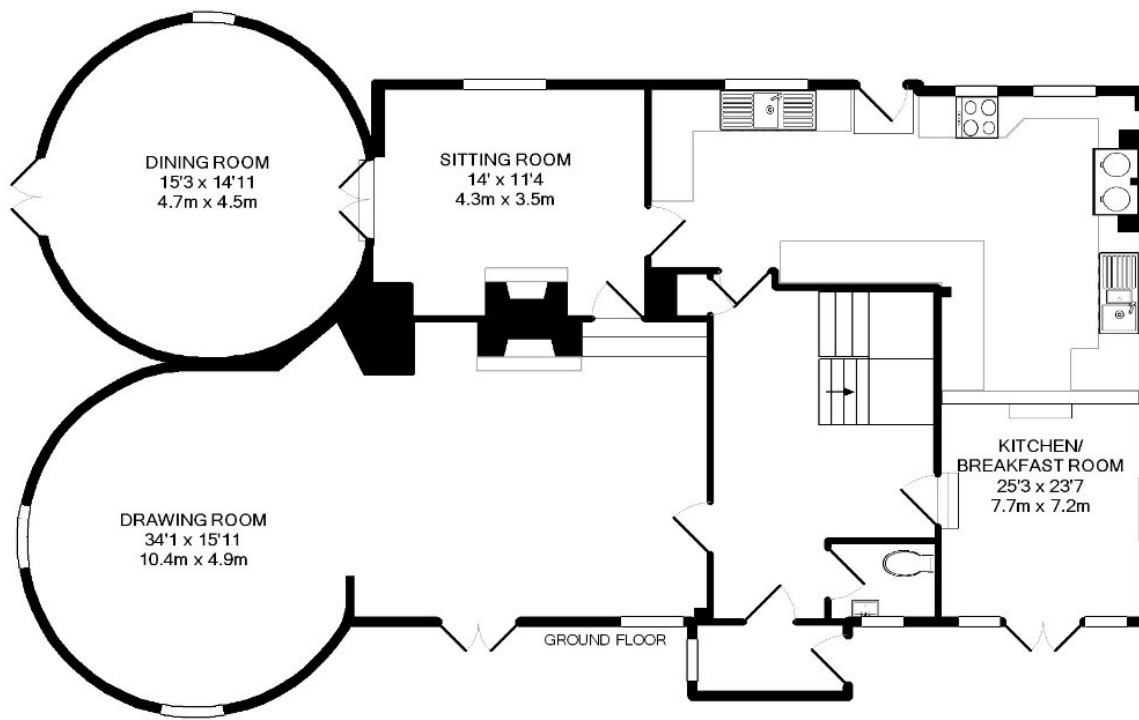
Locally there are a number of sporting facilities including a leisure centre and several golf courses.

Mainline Rail Services to London Charing Cross, London Bridge and Cannon Street are available from Headcorn and Ashford.









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2452.0SQ.FT. (227.8SQ.M)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



