



Maynards Oast

Preston Lane, Tenterden TN30 7DN

A beautiful and sympathetically converted Kentish oast house and barn, in a fabulous location on a quiet lane on the rural edge of Tenterden, with outstanding rural views. Detached two bay oak frame cart lodge, detached cart barn. Gardens and paddock.

In all about an acre.

Guide Price £1,095,000

Accommodation

- Reception hall with vaulted ceiling • Sitting room
- Family room • Kitchen / dining room • Cloakroom & WC • Master bedroom with bathroom en suite • Three further bedrooms • Family bathroom

Outside

- Two bay oak frame cart lodge • Cart barn • Summer house • Chicken house • Gardens • Paddock

Communications

- Tenterden 1 mile • Ashford 11 miles • Headcorn 9 miles • Rye 11 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

Maynards Oast occupies a secluded location at the top of Preston Lane, a quiet country lane, and yet is only a mile from the pretty town of Tenterden which has a comprehensive range of shops, including a Waitrose supermarket as well as many restaurants and public houses.

The thriving market town of Ashford with its international station is 11 miles to the east and has high speed railway providing a service into London St Pancras in around 37 minutes, making this property easily within commutable distance. Alternatively for trains to the City or West End Headcorn station is 9 miles away.

The charming town of Rye is 11 miles to the south, with the sandy beaches at Camber, a little further on.

Maynards Oast

A beautiful and sympathetic conversion of a Kentish oast house and barn in a wonderful location. Think original timbers, oak floors, exposed brickwork, vaulted ceilings, and latch doors creating a unique characterful country home.

The vaulted reception hall is a fabulous space with full height windows allowing light to flood in.

To one side is the sitting room with a fireplace providing a focal point. The kitchen is a large sociable space with a green Aga, solid wood units and a Belfast sink. There is ample room for a dining table as well as sofa. Beyond in the roundel is the family room with lovely views over the gardens.

Upstairs, there is a large galleried landing; this space would make a very pleasant reading area. The master bedroom has a Juliet balcony overlooking the gardens and storage is provided with built in wardrobes. The en suite bathroom is stylishly fitted with both bath and separate shower.

There are four further bedrooms and these share the family bathroom which has a free standing bath.

From the bedrooms there are lovely views across the gardens and countryside beyond.

Outside

Maynards Oast is approached from the lane via a set of electric wooden gates. The property offers good privacy from the lane with a brick wall running along the boundary.

In front of the property is a large graveled parking area. To one side is the two bay oak frame cart lodge. In the corner is the original cart barn, which as well as providing useful storage space, also offers potential for other uses such as a home office.

Maynards Oast is surrounded by its gardens which are laid mainly to lawn with a number of mature trees and shrubs. Within the gardens is a summer house as well as a chicken house.

Adjoining the gardens is the small paddock (measuring approximately 0.4 acre). Being in an elevated position the gardens and land enjoy the most beautiful far reaching views across the undulating Kent countryside.

Services

Gas central heating, mains drainage, mains electricity.

Directions

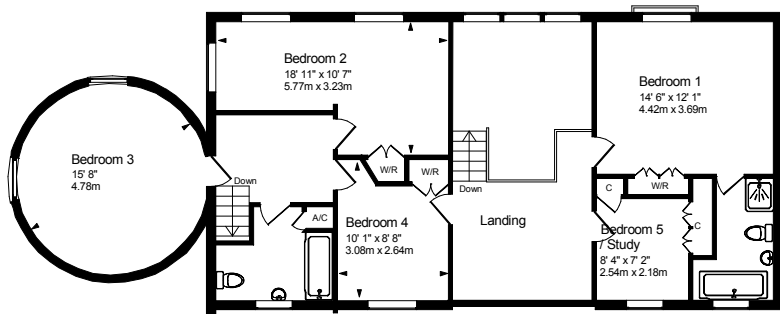
From our offices in Tenterden, follow Oaks Road out of Tenterden and at the junction with Appledore Road, turn right. After around $\frac{3}{4}$ mile, you will find the turn to Preston Lane on your left. Follow the lane for a short distance and the entrance to Maynards Oast will be found on your right..

Viewing

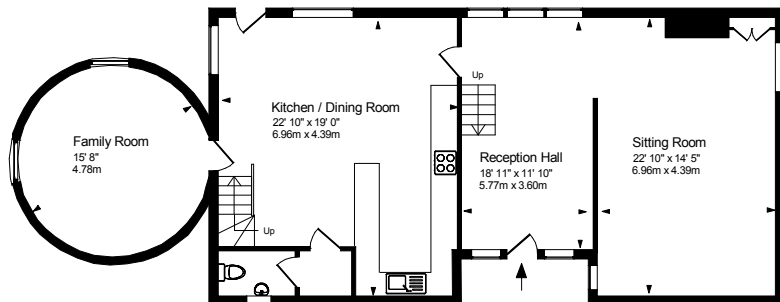
Strictly by appointment only. If you would like to view the Maynards Oast, please telephone our offices.

Country Houses

DISTINCTIVE COUNTRY PROPERTY

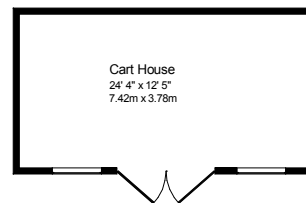
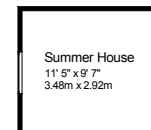
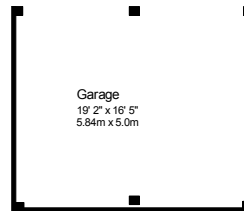


First Floor



Ground Floor

Approx. Gross Internal Floor Area: 2,425 Sq. Ft. / 225 Sq. M
184-591 | Copyright Jemesis Ltd 2016



Approx. Gross Internal Floor Area: x Sq. Ft. / x Sq. M

Energy Performance Certificate



Maynards Oast
Preston Lane
Tenterden TN30 7DN

hobbsparker.co.uk

OnTheMarket.com

[rightmove](http://rightmove.co.uk)

Tenterden

Tenterden offers a wide choice of facilities including schools, doctors surgery, leisure centre, Tesco and Waitrose supermarkets and a thriving High Street of shops, restaurants and pubs.

Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east.

The high speed link to London from Ashford takes only 37 minutes.

The international station in Ashford also provides access to trains to the Continent.

The M20 can be accessed at either Leeds Castle or Ashford.



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Country Houses



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Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

Tenterden Office
9 The Fairings
Oaks Road
Tenterden TN30 9QX
01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help



Simon Godfrey
Director & Head of
Hobbs Parker Tenterden Homes