



**The Oast House, Lewsome Farm Boughton Road, Maidstone, Kent, ME17 2BE**  
**Guide Price £950,000**



**\*\* SURROUNDED BY FORESTRY ENGLAND OWNED LAND \*\*** The Oast House is situated in a lovely rural setting on the outskirts of Sandway. The gardens border Pleasant Farm Woodland which will protect the setting for years and years ahead. There are excellent local amenities available in the village of Lenham, which is a few minutes drive from the property. Wider shopping and educational facilities are available in the county town of Maidstone which is about 9-miles distant. There is convenient access to the M20 motorway at junction 8 and a mainline station in Lenham providing fast London services.

The original Oast House was built in about 1820 and has been converted in more recent years to create a lovely family home with considerable period charm. The Oast itself has mellowed brick, ragstone and timber clad elevations under a tiled roof with a single square kiln. The property stands in lovely private gardens extending to about .67-acre, set within the gardens is a heated swimming pool. Internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: E. Council Tax Band: G.





#### GROUND FLOOR:

Entrance door to ...

#### Entrance Hall: 9'3 x 6'7 (2.82m x 2.01m)

Tiled flooring. Staircase to first floor. Glazed panelled double doors opening to ...

#### Living Room: 20' x 19'3 (6.10m x 5.87m)

A beautifully proportioned principal room enjoying double aspect. Feature inglenook style central fireplace with fitted wood burning stove. Beamed ceiling. Wood laminate flooring. Two wall light points. Two sets of double glazed double doors opening to the garden terrace.

#### Kitchen/Breakfast Room: 19'9 x 18'10 (6.02m x 5.74m)

The room is divided with a central natural low brick wall. The KITCHEN AREA has an extensive range of granite work surfaces with cupboards, drawers and space beneath. Inset one and a half sink unit with mixer tap and cupboards under. Range of wall units including glazed panelled glass display cupboards. Built in Bosch double oven and hob. Plumbing for dishwasher. Fitted bookshelf. Part tiled walls. The BREAKFAST AREA has matching tiled flooring. Full length window to the front elevation. Further window. Door to ...

#### Utility Room 9'5 x 6'11 (2.87m x 2.11m)

Work surface incorporating sink unit & cupboards beneath. Wall mounted cupboards. Space & plumbing for washing machine. Boiler. Broom cupboard.

#### Dining Room: 20'2 x 9'7 (6.15m x 2.92m)

Double aspect room with double glazed windows to side and front elevations. Tiled flooring. Inset ceiling lighting. Natural stone and brick walling. Meter cupboard.

#### Cloakroom

Low-level WC. Wash hand basin. Built in cupboard.

#### FIRST FLOOR:

#### Reception Landing

Double glazed window to the rear elevation. Inset ceiling lighting. Exposed beams.

#### Principal Bedroom: 20'6 x 18'2 (maximum) (6.25m x 5.54m (maximum))

A beautifully proportioned principal bedroom with double glazed window to the side elevation. Feature central fireplace and cast iron surround. Full length range of built in wardrobe cupboards. Exposed ceiling beams.

#### Lobby

Built in linen cupboard. Airing cupboard housing hot water tank. Door to ...

#### En-suite Bathroom

Panelled bath. Aqualisa thermostatically controlled shower. Low-level WC. Pedestal wash hand basin. Tiled walls. Inset ceiling lighting. Light and shaver point. Extractor fan.

#### Bedroom 2: 21'4 x 10'3 (6.50m x 3.12m)

Double glazed windows to front and side elevations. Exposed ceiling beams. Inset ceiling lighting.

#### Bedroom 3: 16'3 x 9'5 (4.95m x 2.87m)

Double glazed window to the front elevation. Exposed beams. Dado rail.

#### Bedroom 4: 16'3 x 9'4 maximum (4.95m x 2.84m maximum)

Double glazed window to the front elevation. Exposed beams. Built in mirror fronted wardrobe cupboards.

#### Spacious Family Bathroom

Spa bath with side mounted mixer tap. Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower. Low-level WC. Tiled flooring. Extractor fan. Inset ceiling lighting. Shaver point. Double glazed window to the front elevation.

#### EXTERNALLY:

The property is approached by a shared private farm roadway leading to a small complex of a few lovely houses. Wrought iron electronically operated double gates mounted on brick pillars with lighting open to a very extensive brick paviour forecourt and parking area. This in turn gives access to ...

#### Detached Double Garage: 19'7 x 16'3 (5.97m x 4.95m)

Electronically operated up and over door. Power and light.

#### GARDENS:

The gardens are a lovely feature to the property and enjoying almost total privacy. The gardens on the whole are surrounded by mature copper beech hedging. To the west of the property is a walled paved terrace leading on to an extensive area of lawn, interspersed with a variety of ornamental and fruit trees. Circular fish pool with central statue and fountain, shingled surround. The area is bordered by yew hedging. A shingled pathway leads on to the ...

#### Pool Area

Delightfully screened from the house with further yew hedging.

#### Full Size Heated Swimming Pool

#### Pool House: 8'9 x 5'11 (2.67m x 1.80m)

#### Shed housing filtration and heating system: 11'2 x 5'6 (3.40m x 1.68m)

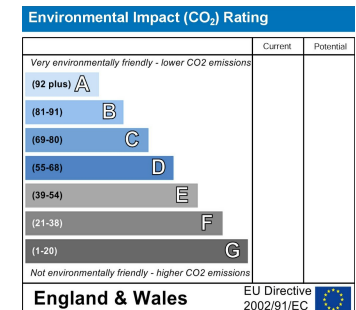
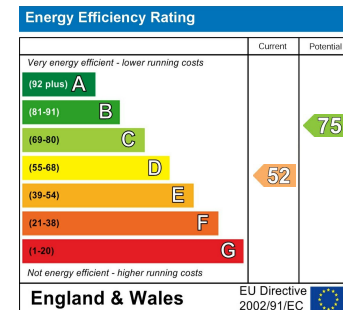
The gardens in all extend to about .67-acre.

#### VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

#### DIRECTIONS

From the centre of Lenham proceed south on the Headcorn Road, bear left into Boughton Road. Continue on passing Chilstern Park on the left hand side. A further 100-metres on there is a private farm road leading to The Oast House at Lewsome Farm.

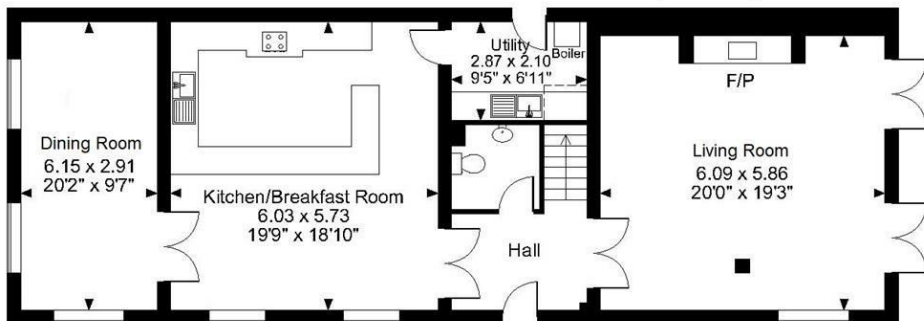
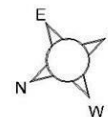


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

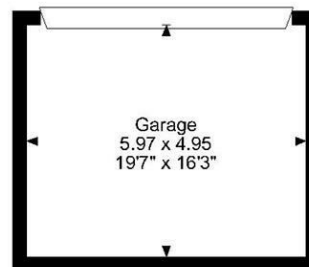
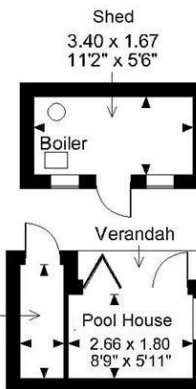


**Lewsome Farm, The Oast House, The Oast House, Boughton Road, Maidstone**

Approximate Gross Internal Area  
 Main House = 2440 Sq Ft/227 Sq M  
 Garage = 318 Sq Ft/30 Sq M  
 Outbuildings = 139 Sq Ft/13 Sq M  
 Total = 2897 Sq Ft/270 Sq M



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8587756/SS

