



Lambert & Foster



SMITHS HILL OAST

WEST FARLEIGH

A rare opportunity to purchase an immaculately presented and substantial, unlisted, detached Oast house providing versatile, light and airy family accommodation set over three floors offering up to seven bedrooms and multiple receptions. Further benefitting from a large driveway providing ample off road parking, established southerly aspect garden and an adjoining paddock creating a total plot of just under an acre. Situated within a private, rural farm hamlet enjoying elevated countryside views over adjoining farmland. Short drive to local amenities and major transport links including a mainline railway station. Offered to the market with NO FORWARD CHAIN.

Guide Price £1,295,000

FREEHOLD



SMITHS HILL OAST

SMITHS HILL | WEST FARLEIGH | ME15 0PG

- An immaculately presented and substantial, unlisted, detached Oast house
- Versatile, light and airy family accommodation set over three floors
- Offering up to seven bedrooms with two en-suite and multiple receptions
- Large driveway, southerly aspect garden and an adjoining paddock
- Short drive to local amenities, major transport links including a mainline station
- Total plot of just under an acre and offered to the market with no forward chain

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with part weatherboarding to the first floor elevations. **Services & Utilities:** Oil fired central heating with mains electricity and private drainage connected but not tested. **Broadband Connection:** Yes Standard broadband available. **Mobile Coverage:** Available with okay to good coverage from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band G. **EPC:** D (63).

Flood & Erosion Risk: Property flood history: None in the vendors ownership. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



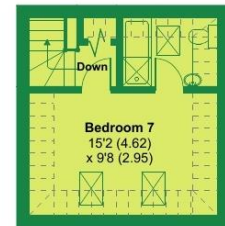
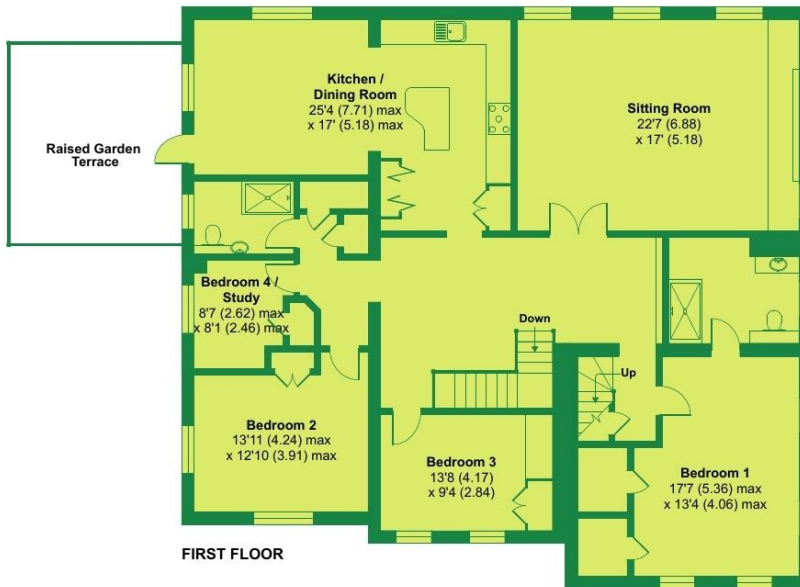
Approximate Area = 4111 sq ft / 382 sq m

Limited Use Area(s) = 89 sq ft / 8.2 sq m

Total = 4200 sq ft / 390.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Lambert and Foster Ltd. REF: 984461

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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WADHURST, SUSSEX

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