



Melliker Farm Oast Longfield Road

Meopham, Kent, DA13 0JD Freehold

 8  8  5  C
Offers In Excess Of £1,995,000

An exceptional oast house conversion set in 2.24 acres with additional annexe, studio accommodation and garaging totalling 5,898 sq ft. The property is sited on the periphery of the village with impressive far reaching views over the countryside, yet located within walking distance of Meopham rail station. Chain free.

Overview

- Substantial five bedroom oast house
- Separate two bedroom annexe
- Additional studio accommodation
- 2.24 acre plot
- Ample garaging and off-road parking
- Solar panels and electric car charging point
- Perfect for multi-generational living
- Impressive far reaching views
- Gated community
- Exceptional property

Property description

Melliker Farm Oast is a unique and characterful oast and barn conversion with a separate two bedroom annexe and self contained studio. The main house has generous accommodation comprising four reception rooms, five bedrooms and five bath/shower rooms. The property is presented in excellent order throughout and is appointed with quality fittings including modern bathroom suites and oak internal doors. As a classic Kentish Oast there are two roundel rooms: a kitchen and a bedroom, as well as vaulted ceilings with exposed whitewashed beams through the property. A two bedroom annexe is located adjacent to the property and has accommodation including a sitting room, fitted kitchen, bathroom, two first floor bedrooms and a shower room. The annexe also features open barn style garaging for two vehicles and a first floor balcony affording far reaching views. In addition there is also studio accommodation in the detached double garage block consisting of a ground floor fitted kitchen and shower room with a first floor sitting room/bedroom. There is an additional large detached garage measuring 6.5m x 4m



Melliker Farm Oast is part of an exclusive complex of converted farm buildings with an electric gated entrance and further electric gates through to the gardens and garaging at the rear. In addition to the formal gardens which include a large expanse of patio, there is a fenced paddock giving an overall plot size of 2.24 acres. The south-west facing grounds have impressive far reaching views over the Kent countryside.

The property has many features and has been subject to several improvements by the current owner including the installation of solar panels, fibre broadband, a rear vaulted extension with three sets of bi-fold doors to the south-west elevation, a detached garage and electric car charging point. The lounge and dining room share a wood burning stove and both have vaulted ceilings.

Location

Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins). Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are outstanding local primary and secondary schools within Meopham and the neighbouring villages with grammar schools at Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

Viewing arrangements

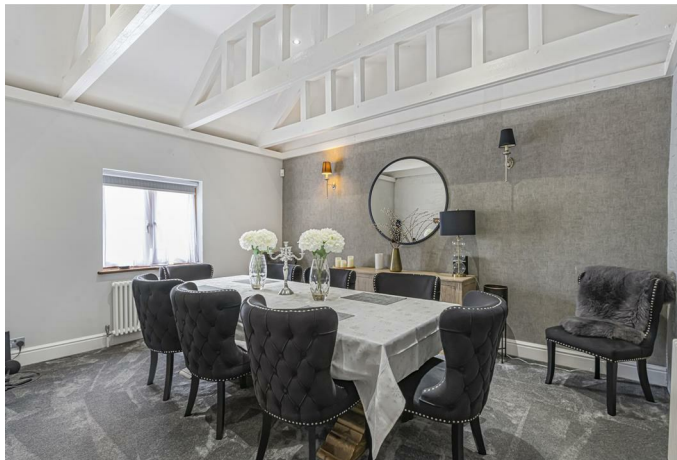
Strictly by appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the third turning on the right into Melliker Lane. Bear right and proceed to the junction with Longfield Road. Melliker Farm is found directly opposite. [what3words location finder: \[///zebra.shops.congratulations\]\(https://www.what3words.com/location/zebra.shops.congratulations\)](https://www.what3words.com/location/zebra.shops.congratulations)

Property information

Mains gas, electric, water and private drainage. Solar panels. EPC rated C. Gravesham council tax band G



Melliker Farm Oast, Longfield Road, DA13

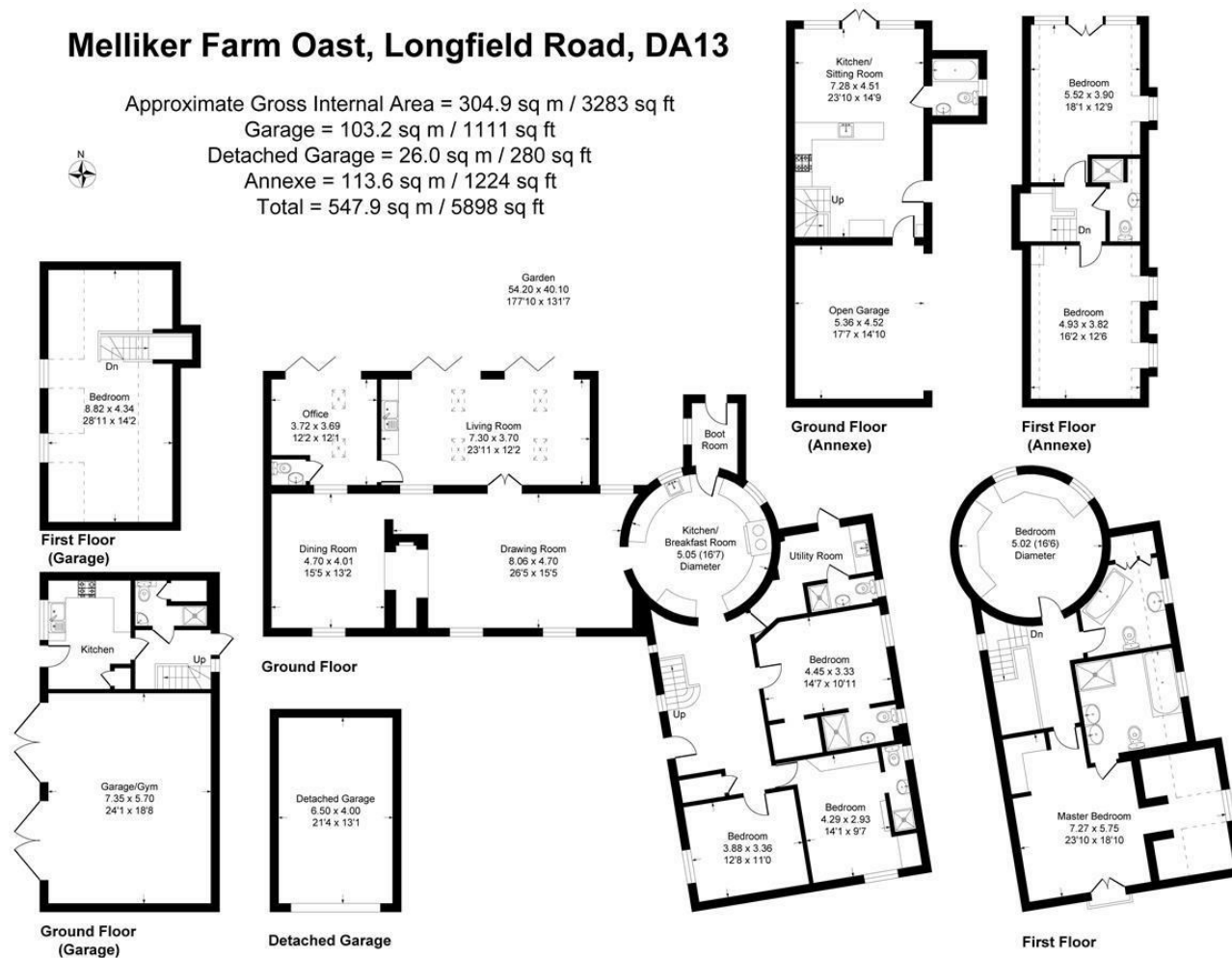
Approximate Gross Internal Area = 304.9 sq m / 3283 sq ft

Garage = 103.2 sq m / 1111 sq ft

Detached Garage = 26.0 sq m / 280 sq ft

Annexe = 113.6 sq m / 1224 sq ft

Total = 547.9 sq m / 5898 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

Station Approach, Meopham, Kent, DA13 OHP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

