



Roundel House
Durlock Road | Ash | Canterbury | Kent | CT3 2HU





Step inside

Roundel House

If you dream of spending your days in an oast house on the outskirts of a village, then this delightful property could be the answer. Built around 2000, this is not an historic oast house but it incorporates plenty of period features that give it a wonderful character. It also includes all the contemporary aspects required by today's discerning owners, creating a fascinating period style property but with all the advantages of modern day materials and designed for 21st century living; giving you the best of both worlds.

Located on the lane that runs between Ash and Staple and surrounded by orchards and the countryside, it is accessed by a gravel driveway where you can park multiple cars. This is bordered by trees, close board fencing and shrub beds and a pathway to the entrance.

With its conical shaped roof, mellow brickwork, cedar cladding and attractive chimney it is immediately appealing and this is enhanced even further by the beautiful arched oak double front door. This leads to the entrance hall with its engineered oak flooring that flows through much of the ground floor and an open tread staircase with a glass and oak bannister. The hall is open plan to the lovely circular dining area in the oast where friends and family can enjoy the delightful ambiance.

The kitchen is completely open to the conservatory that has windows on three sides and French doors to the rear terrace providing a light and bright atmosphere, a seating area and views over the garden and beyond. The kitchen incorporates shaker style units housing a hob, built in double oven, fridge freezer and dishwasher while still leaving plenty of room for a large kitchen table and chairs.

There is a gorgeous dual aspect lounge with inset ceiling lights, a feature brick wall and an inglenook fireplace with a contemporary Swedish log burner. The fireplace is flanked by beamed shelving and includes an impressive Bressummer beam that spans the width of the wall and is believed to have come for an old ship. This floor also includes a cloakroom and a utility room as well as a study with a feature brick wall currently in use as a gym.

The first floor beamed and galleried landing includes a useful airing cupboard and access to a family bathroom and four double bedrooms. One is dual aspect with a painted wood floor and stunning views, another has a multi-pane casement window and also enjoys the rural views, while the charming circular room in the oast has an ensuite shower as does the spacious principal suite.

While on the second floor you will find a seating area with views to the top of the roundel and a fascinating arch through to a vaulted ceiling double bedroom with Velux windows. No doubt a teenager will instantly want to reserve this floor as it creates a very special 'hideaway' and somewhere to entertain their friends.

The charming garden includes a terrace that spans the width of the house with a pizza oven/barbecue and is ideal for al fresco dining or just sitting and enjoying the views. There is a wooden oak framed garage with upper storage facilities and a spacious lawn and a pergola covered archway leading to the kitchen garden with a greenhouse, raised vegetable beds and a new storage shed that backs onto orchards.



Seller Insight



When I was searching for a new home I viewed about 20 properties but this was 'the one'. It has been a fabulous home and I love the views and the quiet and tranquil environment. The oast house has been built to a very high standard but used a great deal of reclaimed items that give it such a special character. I will miss this place but it is time for me to downsize.

Although we are out in the country it is only a few minutes' walk to the historic and charming village of Ash. It includes a plethora of medieval buildings and Tudor cottages as well as a Grade I Listed church that dates back to the 12th century. You will also find two convenience stores, a chemist, hairdressers and a beauty spa. For sporting enthusiasts there is the Ash rugby and bowling clubs while the friendly village hall offers zumba, tai chi, yoga and table tennis as well as other community activities from dog training to horticulture and fishermen can enjoy their angling at the Sandwich coarse fishery lakes.

There are farm shops nearby and the picturesque Chequers pub. This was a timber framed hall house dating from the 1500s and now offers a lovely selection of homemade food and a variety of wines and ales. There is also a good primary school and St Faith's prep school. Staple is not far away with a village hall and recreation ground and the Black Pig pub and restaurant 'avec chambres'. There is also a garden centre with a café and nearby is the award winning Barnsole Vineyard.

It is only eight minutes' drive to the medieval Cinque Port town of Sandwich with its delightful pubs, restaurants and individual shops. Golfing addicts can enjoy their game at Princes and the world renowned St George's championship course. Boating enthusiasts can moor their boats along the River Stour in Sandwich and other sporting activities are easily available. The area offers an excellent grammars school in Sandwich, Thanet and Dover as well as private schools in Dover, Canterbury and Ramsgate. From Sandwich there is the high speed train to London and a good road network to Dover, Canterbury, Folkestone, Thanet and London.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

| | |
|------------------|------------|
| By Road: | |
| Sandwich Station | 4.1 miles |
| Dover Docks | 17.2 miles |
| Channel Tunnel | 20.0 miles |
| Deal | 9.8 miles |
| Canterbury | 8.9 miles |
| Charing Cross | 72.6 miles |
| Gatwick | 74.8 miles |

| | |
|------------------------|--------------|
| By Train from Sandwich | |
| St. Pancras | 1hr 27 mins |
| Victoria | 1hr 53 mins |
| Charing Cross | 2hrs 10 mins |
| Dover | 22 mins |
| Canterbury | 40 mins |

Leisure Clubs & Facilities

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|---------------------------------|--------------|
| Ash Rugby Club | 07587 052060 |
| Sandwich Coarse Fishery | 07936 409912 |
| Ash Village Hall | 07590 360686 |
| Sandwich Leisure Centre | 01304 614947 |
| Prince's Golf Club | 01304 611118 |
| Royal St. George's Golf Club | 01304 613090 |
| Tides Leisure and Indoor Tennis | 01304 373399 |
| Sandwich Bowling Club | 01304 611100 |
| Sandwich Town Cricket Club | 01304 617237 |
| Sandwich Tennis Club | |

Healthcare

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|--------------------------|--------------|
| Dr Healy and Partners | 01304 611608 |
| The Market Place Surgery | 08443 879997 |
| The Butchery Surgery | 01304 612138 |

Education

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|-----------------------------------|--------------|
| Primary Schools: | |
| Kelsey and Cartwright Primary Ash | 01304 812539 |
| St Faiths Ash | 01304 813409 |
| Sandwich Infant School | 01304 612228 |
| Sandwich Junior School | 01304 612227 |
| Northbourne Park Prep | 01304 611215 |
| Wellesley Hadden Dene | 01843 862991 |

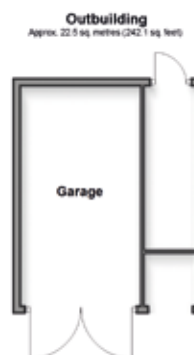
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| Secondary Schools: | |
| Manwood's Co-ed Grammar Sandwich | 01304 613286 |
| Duke of York's Royal Military School | 01304 245023 |
| Dover College | 01304 205969 |
| Kings School Canterbury | 01227 595502 |
| Sandwich Technology School | 01304 610000 |
| St. Lawrence College, Ramsgate | 01843 572900 |
| Dane Court Grammar, Broadstairs | 01843 864941 |

Entertainment

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|-------------------|--------------|
| The Chequers Ash | 01304 273680 |
| The Five Bells | 01304 611188 |
| The Crispin Inn | 01304 621967 |
| The Blue Pigeons | 01304 613233 |
| The Bell Hotel | 01304 613388 |
| Blazing Donkey | 01304 617362 |
| George and Dragon | 01304 613106 |

Local Attractions / Landmarks

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| Wingham Wildlife Park |
| Betteshanger Country Park |
| Richborough Fort and Amphitheatre |
| The Guildhall Museum |
| White Mill Heritage Centre Sandwich |
| Seal Spotting Trips |
| Sandwich Town Trail |
| Pegwell National Nature Reserve |
| Walmer, Dover and Deal Castles |
| Salutation House Sandwich |



GROUND FLOOR

| | |
|----------------------|--|
| Entrance Hall | |
| Dining Area | 14'0 x 13'5 (4.27m x 4.09m) |
| Cloakroom | |
| Utility Room | 9'0 x 5'3 (2.75m x 1.60m) |
| Study | 9'3 x 8'1 (2.82m x 2.47m) |
| Kitchen/Conservatory | 19'9 x 12'2 (6.02m x 3.71m) |
| Lounge | 22'6 (6.86m) narrowing to 18'11 (5.77m) x 16'5 (5.01m) |

FIRST FLOOR

| | |
|----------------------|------------------------------|
| Landing | |
| Bedroom 3 | 16'5 x 8'11 (5.01m x 2.72m) |
| Bedroom 4 | 13'1 x 10'8 (3.99m x 3.25m) |
| Main Bedroom | 13'11 x 11'2 (4.24m x 3.41m) |
| En Suite Shower Room | |
| Bathroom | 7'10 x 6'1 (2.39m x 1.86m) |
| Bedroom 2 | 15'7 x 12'4 (4.75m x 3.76m) |
| En Suite Shower Room | |

SECOND FLOOR

| | |
|---------------|---|
| Bedroom 5 | 13'0 x 12'7 (3.97m x 3.84m) |
| Dressing Area | 12'0 maximum x 11'7 maximum (3.66m x 3.53m) |

OUTBUILDING

Garage
Store

OUTSIDE

Driveway
Front Garden
Rear Garden
Greenhouse
Shed

Council Tax Band: G
Tenure: Freehold



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