



Oathill Farm
Pound Lane | Molash | CT4 8HQ

Seller Insight

“Our parents moved here in 1998 when it was still a riding stables but that was closed down a few years later and we came here more recently to look after our Dad in his declining years. However now that he is no longer with us we have decided that it is too big for our future needs and we are all looking to downsize. As it is such a wonderful place we had considered a variety of business ventures that could be run from here but have decided that it would be better for new owners to look at the various options available and come in with fresh energy to make the most of all the facilities.

We love the views, the tranquility and the fact we can walk for miles through woodland and the countryside. The house is wonderful for entertaining whether it is indoors, outside or in the cabin as we have plenty of parking space and it doesn't matter if there is any noise as we don't have neighbours to worry about. We have the George pub and restaurant within walking distance as well as the village hall and the Halfway House pub isn't too far away. Molash is very closely aligned to the nearby village of Challock with its post office and newsagent as well as an excellent primary school that is rated Outstanding by Ofsted. We are also virtually equidistant between Ashford, Canterbury and Faversham for road and rail services to and from London or the Continent via the Channel Tunnel or ferries from Dover.

While the property offers wonderful extended family accommodation it also provides plenty of opportunities for developing a variety of business activities. Although the stables were demolished and replaced by the current outbuildings it would still be possible to build a new stable block and use the 27 acres of fields as paddocks for your own horses or for livery, as at one time there were 30 horses at Oathill Farm. You could develop a new equestrian centre incorporating pony trekking as you can ride for miles through the woods and around the countryside and never have to go on the roads. Also as there is plenty of accommodation you could include residential equestrian activities.

If you were not interested in horses you could develop a kennels and cattery as this place has the great advantage of not having close neighbours to complain about dogs barking. However if animals were not of interest it would make a marvellous venue for weddings, parties or outdoor team building events. You could always set up a small business – perhaps an artist's studio or something similar or run it as a Bed and Breakfast, guest house, market garden or even holiday lets. The potential opportunities are endless if you have the vision and the enthusiasm.”*

*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.





Step inside

Oathill Farm

Driving down the long private road to Oathill Farm you can begin to feel a tremor of excitement as to what you will find once you turn in through the entrance – and the property will certainly live up to your expectations. Built on the hillside surrounded by beautifully manicured grounds, woodland and 26.615 acres of farmland, this impressive split level 1970s extended property is stunning and is just the place if you are looking for a quiet and peaceful rural setting. It is currently divided into three separate living areas – a three bedroom main house, a one bedroom annex and a one bedroom ground floor apartment, so is ideal for families with elderly relatives and/or adult children wanting their own space or perhaps someone with live in staff, but it could also be a large family home.

Walking up to the upper ground floor entrance the first thing you notice is the attractive balcony running along the side of the house extension where you can sit and admire the views and, once through the front door, you can begin to appreciate the flexibility and versatility of the accommodation available. Off to the right from the hallway is a large and charming annex that includes a double bedroom with fitted wardrobes, a contemporary bathroom and fitted kitchen as well as a large bright lounge/diner with dual aspect patio doors and bi-folding doors to the main terrace and garden.

Passing the entrance to the upper ground floor annex you walk into the heart of the house – the main kitchen/family room. It includes a large range cooker, American fridge freezer and dishwasher together with a peninsular work surface and seating area, patio doors to the garden and access to the dining area that is ideal for more formal occasions. This leads through an archway to the main sitting area with its fireplace and wood burning stove as well as vast patio doors to a balcony overlooking the countryside. There is also a very useful study, cloakroom and utility room on this floor. The first floor has a modern family bathroom and three double bedrooms with stunning rural views including the attractive master with en suite facilities and a wall of fitted cupboards and a second bedroom with an en suite shower.

The lower ground floor is a totally separate and very attractive spacious apartment and can be accessed independently via the patio doors to the sitting area or from the main house. It includes fabulous light and bright sitting & dining areas with a veritable wall of floor to ceiling windows and the patio doors that lead to a private terrace and greenhouse. There is an archway through to a well fitted kitchen and a double bedroom with an en suite double shower.

Outside the large patio is ideal for al fresco dining and barbecues and it is also where you can sit and watch the fish in the pond or shelter in the gazebo if the weather is inclement. There are steps up to the main lawn and summer house while at the front of the house there is masses of space for off road parking and a driveway to the double garage. In addition there is a large poly tunnel, a substantial wooden cabin that makes a great party room as well as a large workshop and a further storage shed. Currently the fields are used by a local farmer and from the grounds you can walk through the woods with the dogs or alongside the fields.







Travel Information

By Road:

Faversham	9.9 miles
Ashford International	8.0 miles
Canterbury	9.1 miles
Dover Docks	26.0 miles
Channel Tunnel	20.5 miles
Gatwick Airport	58.7 miles
Charing Cross	58.6 miles

By Train from Ashford

High-Speed St. Pancras	34 mins
Charing Cross	1hr 14 mins
London Victoria	1hr 02 mins

Leisure Clubs & Facilities

The Stour Centre	01233 663503
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Ashford Golf Club	01233 622655
Kingsmead Leisure Centre	01227 769818

Healthcare

Chilham Surgery	01227 730210
Dr A Fox	01233 884585
New Hayesbank Surgery	01233 624642
Kent and Canterbury Hospital	01227 766877
William Harvey Hospital	01233 633331
Spencer Private Hospital	01233 616201

Education

Challock Primary School	01233 740286
Ashford Prep School	01233 625171
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:

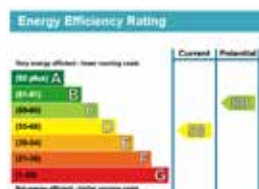
Highworth Grammar for Girls	01233 624910
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
Ashford Senior School	01233 625171
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Eastwell Manor	01233 213000
The Halfway House	01233 740258
The George	01233 740323
Pinocchios	01227 457538

Local Attractions / Landmarks

Port Lympne	01303 264647
Godington House	01233 643854
The Canterbury Tales	01227 696001
The Beaney House	01227 862162
Canterbury Cathedral	01227 762862



LOWER GROUND FLOOR

Hallway	
Bedroom 4	13'4 x 12'10 (4.07m x 3.91m) narrowing to 6'6 x 9'6 (1.98m x 2.90m)
En-Suite Shower Room	7'11 x 5'11 (2.41m x 1.80m)
Dining Area	12'10 x 7'9 (3.91m x 2.36m)
Kitchen	12'1 x 8'8 (3.69m x 2.64m)
Sitting Area	14'3 x 12'10 (4.35m x 3.91m)
Double Garage	19'1 x 14'4 (5.82m x 4.37m)

GROUND AND UPPER GROUND FLOOR

Hallway	
Sun Room/Study	11'3 x 8'1 (3.43m x 2.47m)
Cloakroom	6'1 x 3'11 (1.86m x 1.19m)
Utility Room	6'0 x 5'9 (1.83m x 1.75m)
Kitchen/Family Room	19'9 x 18'10 (6.02m x 5.74m) narrowing to 13'5 x 12'10 (4.09m x 3.91m)
Dining Area	13'6 x 10'11 (4.12m x 3.33m)
Sitting Area	20'5 x 13'4 (6.23m x 4.07m)

FIRST FLOOR

Landing	
Bedroom	15'1 x 12'8 (4.60m x 3.86m)
En-Suite Shower Room	6'4 x 5'10 (1.93m x 1.78m)
Bedroom	13'9 x 12'2 (4.19m x 3.71m)
En-Suite Bathroom	8'2 x 7'7 (2.49m x 2.31m)
Master Bedroom	12'8 x 11'7 (3.86m x 3.53m)
En-Suite Shower Room	

ANNEX

Bedroom	10'9 x 10'5 (3.28m x 3.18m)
Bathroom	10'8 x 5'10 (3.25m x 1.78m)
Kitchenette	10'9 x 5'6 (3.28m x 1.68m)
Lounge/Diner	15'4 x 14'1 (4.68m x 4.30m)

OUTBUILDINGS

Workshop	
Chalet Shed	
Second Double Garage	



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