

**RUSH  
WITT &  
WILSON**



**Potkiln Oast , High Halden, Kent TN26 3HJ  
Offers In The Region Of £850,000**



**Rush Witt & Wilson are pleased to offer this attractive detached oast house in need of modernisation/refurbishment with generous gardens and grounds of just under two acres (tbv) occupying a lane location on the outskirts of the High Halden.**

**The accommodation is arranged over two floors and comprises of an entrance hallway, living room with log burning stove, dining room, kitchen, utility room and shower room on the ground floor. On the first floor is the family bathroom, five bedrooms, the main being located in the roundel with an en-suite shower room one being accessed independently over the garage.**

**Outside double electric gates open to a sweeping gravelled driveway providing extensive off parking, an attached double garage, two stable blocks, a range of timber outbuildings and gardens and paddocks.**

**'Potkilm Oast' offers an exciting project for someone and benefits from approved planning permission for a part one / part two storey linked extension including conversion of garage into an open plan kitchen/living/dining room (Application No: PA/2022/2958)**

**A full inspection is recommended by the Vendor's sole agents. Please call our Tenterden Branch on 01580 762927 for further information.**





### **Entrance Hallway**

16'4 x 6'7 (4.98m x 2.01m)

With entrance door to the front elevation, range of windows to the rear elevation and door allowing access through to the garden, stone tiled flooring, radiator, connecting door through to the utility room/double garage and further door to:

### **Dining/Family Room**

16'5 x 16'4 (5.00m x 4.98m)

Within the roundel being double aspect with windows to the front and rear elevations, stone tiled flooring, radiator and doorway through to:

### **Hallway**

With part glazed entrance door and window to the front elevation, wooden flooring and door to:

### **Kitchen**

12'8 x 9'3 (3.86m x 2.82m)

Fitted with a range of cupboard and drawer base units with wall mounted glazed cupboards, complementing work surface, free-standing stainless steel sink/drain unit, space and point for range style cooker, space and point for free-standing fridge/freezer, space and point for dishwasher, stone tiled flooring, radiator and two windows to the rear elevation.

### **Living Room**

17'5 max x 13'6 (5.31m max x 4.11m)

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access to the garden, exposed brick feature fireplace with inset log burning stove, radiator and stairs rising to the first floor.

### **Utility Room**

14'4 x 5'8 (4.37m x 1.73m)

With window to the side elevation, radiator, space and plumbing for washing machine, space and point for tumble dryer, door to the double garage, space saver staircase rising to the first floor/bedroom 5 and door to:

### **Shower Room**

Fitted with a coloured suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back and corner shower cubicle, radiator and obscured glazed window to the rear elevation.

### **First Floor**

#### **Landing**

With stairs rising from the living room, two windows to the front elevation, access to loft space, radiator with decorative wooden cover and doors to:

#### **Master Bedroom**

16'6 x 16'0 (5.03m x 4.88m)

Within the roundel with two windows to the rear elevation and radiator, double doors opening to:

#### **En-Suite Shower Room**

Fitted with a modern suite comprising low level W.C, pedestal wash-hand basin and tiled shower cubicle.

#### **Bedroom 2**

13'9 x 7'1 (4.19m x 2.16m)

With two windows to the rear elevation and radiator.

#### **Bedroom 3**

10'6 x 7'3 (3.20m x 2.21m)

With window to the rear elevation, radiator and fitted cupboard housing the hot water tank.

#### **Bedroom 4**

10'6 x 6'10 (3.20m x 2.08m)

Being double aspect with windows to the front and side elevation, radiator.

#### **Bathroom**

Accessed via a pocket sliding door off the landing and fitted with a modern white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted storage beneath, panelled bath with mixer tap and hand held shower attachment, large walk-in shower with fitted screen, stainless steel heated towel rail, tiled walls and obscured glazed window to the rear elevation.

#### **Bedroom 5**

12'10 x 11'11 (3.91m x 3.63m)

With Velux style window to the rear elevation.

#### **Outside**

### **Attached Double Garage**

19'4 x 19'2 (5.89m x 5.84m )

With double doors to the front elevation, further door to the side, light and power connected.

### **Gardens/Paddock**

To the front electric double gates open to a sweeping gravelled driveway providing extensive off road parking and access to the attached double garage being bordered on both sides with lawned gardens being interspersed with a selection of fruit trees. A metal five bar gate opens through to further area of hardstanding providing further off road parking and access to two stable blocks as well as a range of timber outbuildings. Abutting the rear of the Oast is paved patio area offering a perfect space for outside dining/entertaining which leads to the an area of lawn overlooking a wildlife pond. Beyond the stables is a generous paddock.

### **Agent Note**

Please note the property is on a private drainage system which is shared with next door.

Please note our clients currently have a pending planning application for the change of use of the one of the stable blocks into a holiday let (Application Ref: TBC )

Council Tax Band: G

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

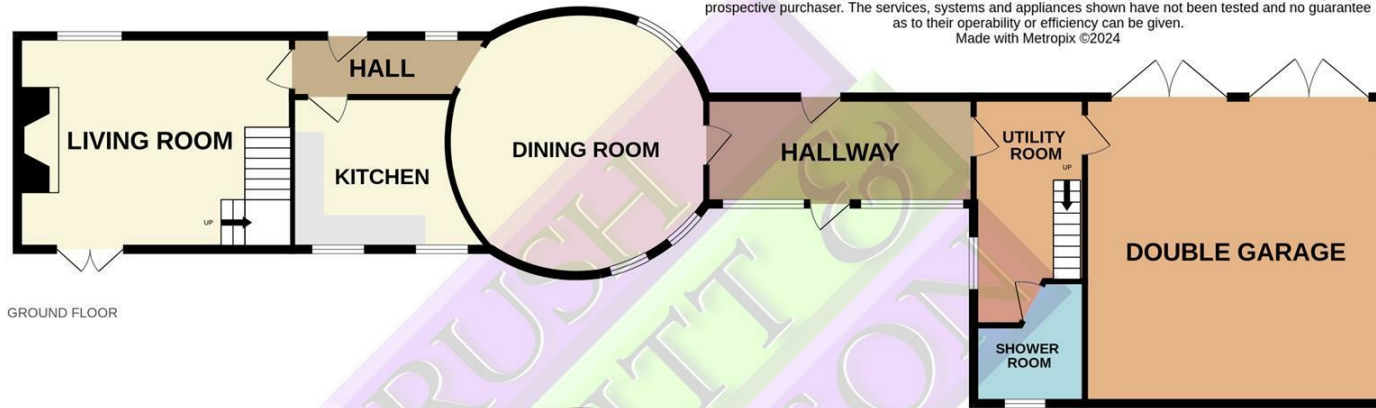
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.







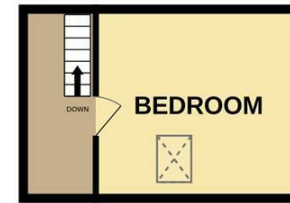
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR



1ST FLOOR



1ST FLOOR



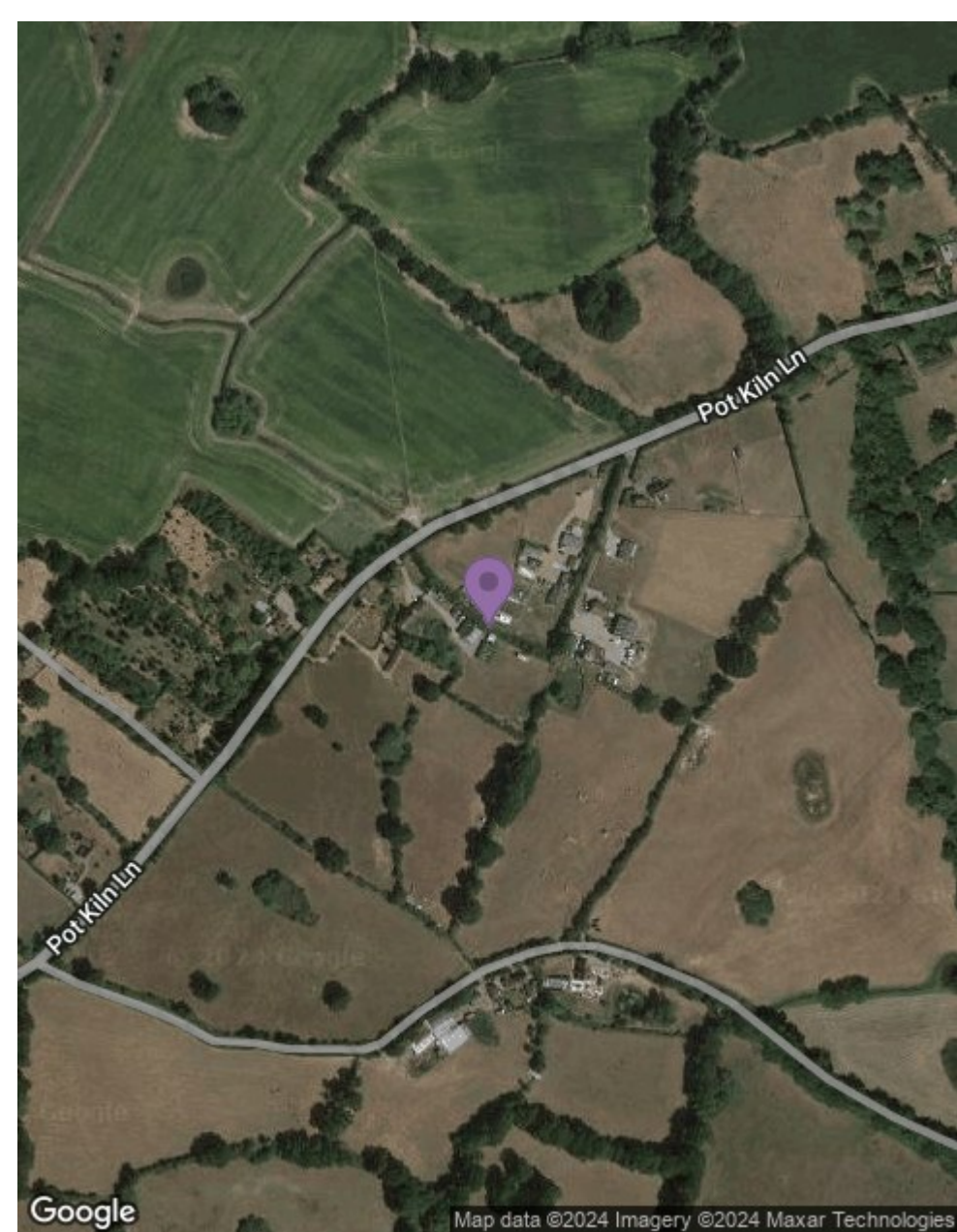
Energy Efficiency Rating	
Very energy efficient - lower running costs	Current   Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	88
	28

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Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current   Potential
(02 plus) A	
(01-01) B	
(00-00) C	
(00-00) D	
(00-00) E	
(00-00) F	
(00-00) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

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