



**SAXON SHORE**  
— ESTATE AGENTS —



## **2 Denstead Oast Denstead Lane, Canterbury, CT4 7SH**

### **Offers in excess of £700,000**

Introducing this beautifully presented Grade II listed converted Oast house set in a picturesque location.

To the lower ground floor you have two bedrooms, one with an en-suite. There is also a utility room and large workshop. The ground floor is mainly made up of a large kitchen/living area, perfect for family living. It also includes bedrooms three and four, along with a family bathroom. The first floor includes two additional large reception rooms, providing versatile space suitable for more flexible living or extra bedrooms.

Externally, the landscaped garden provides a private and peaceful setting, enhanced by the inclusion of a sauna and hot tub, providing extra relaxation.

Surrounded by attractive orchards and countryside walks, the location combines rural beauty with convenience, being just a 10-minute drive from Canterbury city centre.

Viewings are strongly recommended to appreciate the scale, setting, and potential of this family home.



Entrance Hall



Bedroom 3  
7'2" x 14'9" (2.2 x 4.51)



Bedroom 4  
7'10" x 9'0" (2.39 x 2.76)



Bathroom  
7'10" x 8'4" (2.39 x 2.56)



Sitting Room / Dining Room / Kitchen  
25'4" x 29'6" (7.74 x 9)



Bedroom 2  
12'2" x 15'8" (3.72 x 4.8)

Bedroom 1  
13'2" x 20'11" (4.03 x 6.4)



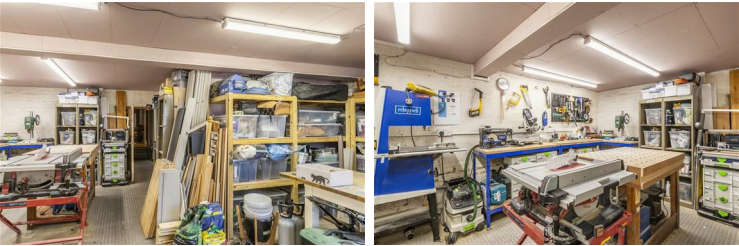
Ensuite  
5'5" x 8'6" (1.67 x 2.61)



Utility Room  
7'10" x 9'2" (2.39 x 2.8)



Workshop  
20'0" x 19'5" (6.10 x 5.92)



Landing



**Living Room**  
20'0" x 19'5" (6.10 x 5.92)



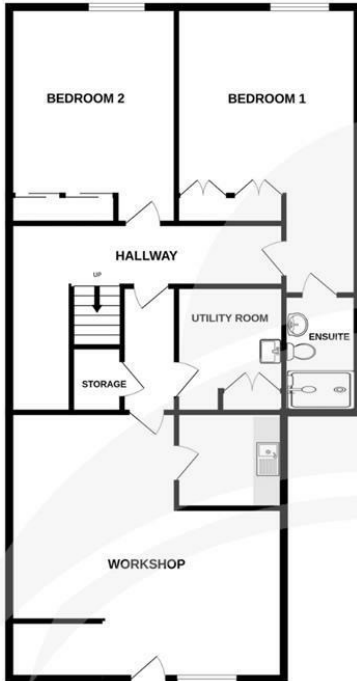
**Family Room**  
25'4" x 17'4" (7.74 x 5.3)



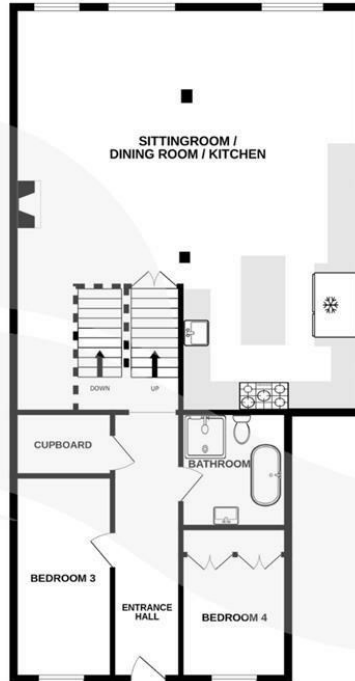
**Garden**



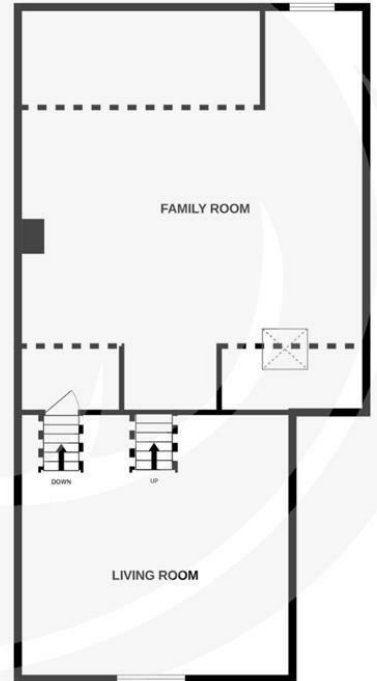
**BASEMENT**  
105.8 sq.m. (1139 sq.ft.) approx.



**GROUND FLOOR**  
105.2 sq.m. (1132 sq.ft.) approx.



**1ST FLOOR**  
105.4 sq.m. (1135 sq.ft.) approx.



**TOTAL FLOOR AREA : 316.5 sq.m. (3406 sq.ft.) approx.**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		62	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

