



SAXON SHORE
— ESTATE AGENTS —



1 Parsonage Farm Oast Nine Ash Lane, Faversham, ME13 9SR

Offers in excess of £700,000

A spacious, semi-detached Oast house from approx 1850s, converted in 1980s and renovated throughout by current owners in 2015. Benefits include double glazing throughout, a wood burning stove with log store

Beautiful views to hop fields and fantastic walks in the immediate vicinity with access to Boughton Golf Club and village. A Perfect balance of rural and convenient living. A tranquil setting yet easy access to A2/M2 within minutes and Faversham station and Boughton village and schools

Gas central heating, which was recently serviced & a New Oast cowl was fitted in 2024

Inside are many original features - ironwork and beams throughout maintaining the beautiful original character of the property. The accommodation has spacious bedrooms with built in wardrobes in most rooms in combination with snug/cozy areas with original features there is also a light loft style family dining/kitchen area connected to lounge. Outside is a driveway with parking for 3 cars and a detached garage and car port with extensive loft storage.

Also outside are gardens to front and back of property. With a lovely sun trap patio area.

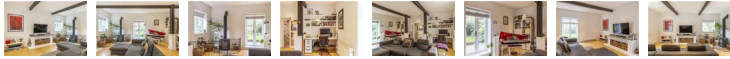
Simply a must see home!

Entrance Hall
6'10" x 6'6" (2.10 x 2)



WC
2'11" x 6'6" (0.9 x 2)

Lounge
19'2" x 19'2" (5.86 x 5.86)



Kitchen
9'2" x 16'4" (2.81 x 5)



Dining Room
14'4" x 10'0" (4.39 x 3.05)



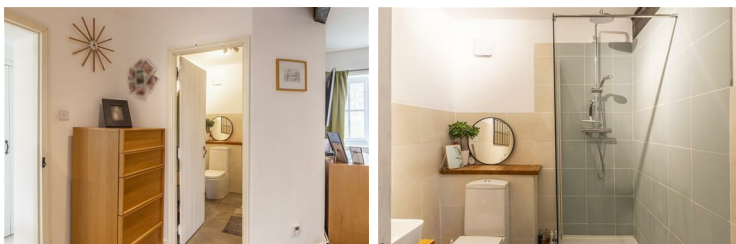
Landing
7'1" x 13'8" (2.16 x 4.17)



Bedroom 1
19'2" x 19'2" (5.86 x 5.86)



Ensuite
6'2" x 8'0" (1.89 x 2.44)



Bathroom
9'5" x 7'0" (2.89 x 2.15)



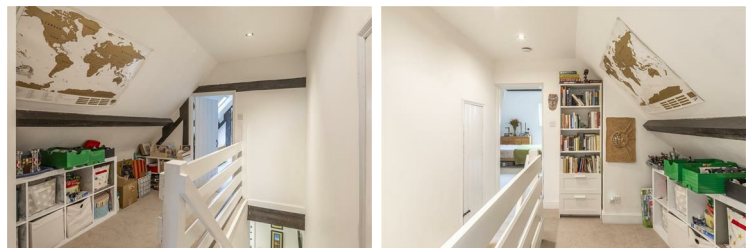
Bedroom 2
12'5" x 14'1" (3.8 x 4.31)



Bedroom 3
15'10" x 5'1" (4.85 x 1.55)



Landing
11'1" x 10'6" (3.4 x 3.22)



Bedroom 4
17'4" x 17'4" (5.3 x 5.3)



Bedroom 5
14'4" x 13'10" (4.39 x 4.24)



Garage/Car Port/Driveway



Front Garden



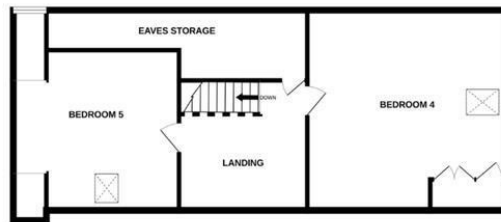
Back Garden



View



2ND FLOOR
69.6 sq.m. (749 sq.ft.) approx.



1ST FLOOR
77.7 sq.m. (836 sq.ft.) approx.



GROUND FLOOR
77.2 sq.m. (831 sq.ft.) approx.



TOTAL FLOOR AREA : 224.4 sq.m. (2416 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.
Made with Metropac CSD2.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
England & Wales		EU Directive 2002/91/EC	

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

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