



Freehold



Ensdan Oast, Lower Ensdan Road, Old Wives Lees CT4 8BA

- Substantial Grade II Listed Oast House
- Spectacular Setting With Envious Views
- Over 5000 Sq.Ft Of Beautifully Configured Accommodation
- Six Bedrooms & Four Luxury Bathrooms
- Bursting With Character & Period Features
- Underfloor Heating Throughout & Wood Burning Stove
- Set Within Approx Half An Acre Of Grounds
- Exceptionally Beautiful Barn Outbuilding - Annexe Potential

SITUATION:

Ensdan Oast enjoys an exceptional, rural location, set within a working farm and surrounded by beautiful rolling fields and countryside. The nearby village of Old Wives Lees is located on the outskirts of Chilham, high on the North Downs (an area of outstanding natural beauty) and is conveniently situated with a choice of rail links to London via nearby Selling, Canterbury or Ashford International.

The village is surrounded by orchards, hop gardens and arable land and from its higher elevations it has beautiful views over hills, woodland and the North Downs. The village has a good community spirit and has a range of social and recreational activities and a preschool in the refurbished village hall. The village is also served by a village green and a large playing field with a football pitch and basketball court.

Primary schools can be found at nearby

Chilham, Selling and Sheldwich and a choice of secondary schools at Ashford, Canterbury and Faversham.

The village is well placed for access onto the A2/M2 and M20 motorways and for cross channel services. The local bus service links Old Wives Lees with Chilham and Canterbury and a school bus service runs to Ashford.

There are railway stations at nearby Chilham and Selling with fast train connections to London from Canterbury and Faversham and the high speed service from Ashford to St Pancras taking just 38 minutes. Canterbury, Faversham and Ashford also offer a wide range of State and independent schools, along with excellent leisure, recreational and shopping amenities.

The Channel Tunnel terminal at Folkestone (18 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (22 miles) also provides regular ferry crossings to the Continent.



DESCRIPTION:

A spectacular grade II listed oast house set with approx. half an acre of splendid gardens with striking views of rolling countryside admired from almost every position within the house.

The oast was originally built in the early 19th century and then converted in 2010 to an exceptionally high standard, combining fine materials, excellent craftsmanship and period features such as rich beams, exposed brick work and a beautiful façade of chequered brick construction, intricate Crittall windows, a slate roof with a Kentish oast cowl.

The property offers over 5000 sq.ft of striking accommodation which also includes a pitched barn currently used as a gym but could be fully converted to offer a self-contained annexe. STPC.

The current owners have an eye for detail and have presented their home to reflect its character and charm, their creative flair



and careful choice of décor enhances the property's heritage and embraces its exceptionally stunning setting. Many improvements have been made throughout including a full security system, zoned central heating with underfloor heating on every floor and upgraded internet connections.

The handsome front door opens into a large entrance hall with double height ceiling and mezzanine landing reached by a solid oak staircase, elegant limestone flooring is laid seamlessly throughout the ground floor.

The beamed dining room has a double sided wood burner encompassed by an exposed brick fireplace and set beneath an oak bressummer. Glazed double doors open into a charming kitchen breakfast room which has an array of bespoke wall and floor units which have been finished with rich granite work tops and include a large kitchen island

All main appliances are integrated including a Villeroy and Boch sink, electric controlled Aga, and a large pantry. The space is

complemented by a utility room with butler sink and laundry chute which connects to the first floor.

The ground floor is further enhanced by a cloak room and two additional dual aspect reception rooms both also rich in character and have exposed beams and beautiful brickwork.

Stairs rise to the first floor where one will find four double bedrooms, all with ensuites, the principal bedroom has stunning views and benefits from a vast dressing room and magnificent ensuite bathroom with freestanding oval bath, a large rainfall walk-in shower, and twin basins set upon marble work tops.

The guest bedroom also enjoys splendid dual aspect views and has a freestanding bathtub, alongside an enclosed cloakroom. To the second floor there is an additional two bedrooms one of which has a Juliet balcony which sits beneath the hoist canopy, whilst the other currently used as an office.



OUTSIDE:

The main vehicular access is at the rear of the property, with a sweeping driveway leading one to the barn which comprises of an open garage and additional parking to the front and side, whilst the rear of the barn has been divided up and benefits from a wood burning stove and window overlooking the rolling countryside. The barn could be fully converted to a self-contained annexe; however, it currently works well as a gym/office.

The end of the barn is used as a covered barbeque terrace and is partially open with vaulted ceilings and beautiful brick flooring.

The patio runs around the property and leads one to several seating areas, making the most of the sunshine at different times of the day.

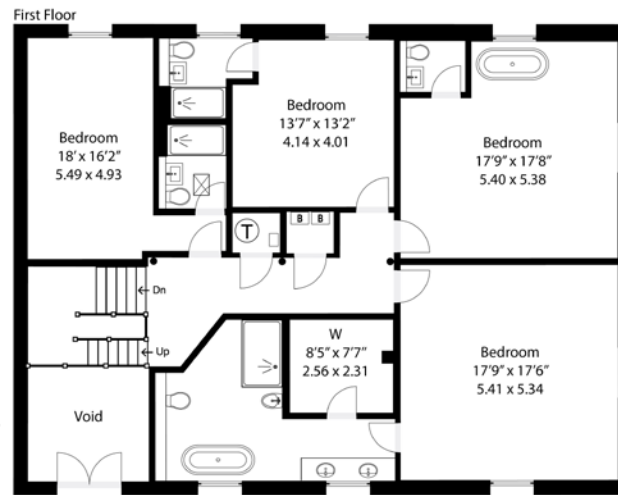
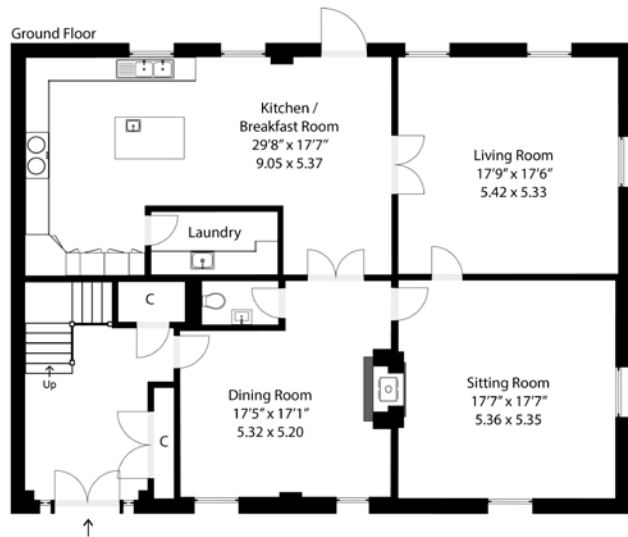
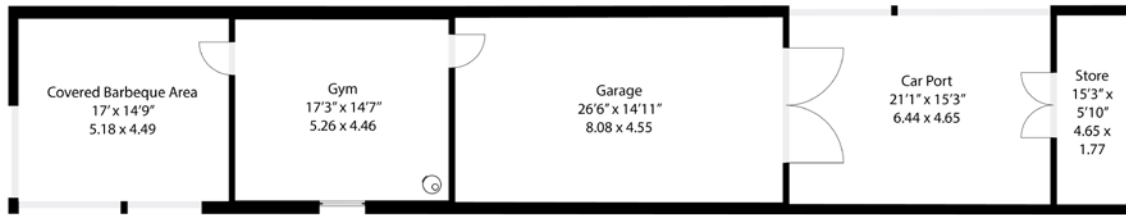
The expanse of space is truly breathtaking with unspoilt views enjoyed from every aspect of the garden. Raised beds provide areas to grow vegetables and herbs whilst carefully manicured lawn is laid allowing wide open spaces for children to play.

There is additional parking to the front of the property where the main entrance can be found, a gravelled driveway is bordered by established shrubs and young trees.









TOTAL FLOOR AREA: 5230 sq. ft (486 sq. m)
 OAST: 3892 sq. ft (362 sq. m)
 BARN: 1338 sq. ft (124 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 LPG fired central heating & private drainage

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