



Petts Farm Oast
Rochester Road | Burham | Rochester | Kent | ME1 3SQ

FINE & COUNTRY





Step inside

Petts Farm Oast

Fine and Country is delighted to present Petts Farm Oast, an exquisite masterpiece nestled amidst the charming Kent villages of Burham and Eccles. This unparalleled residence, featuring a detached twin-roundel oast house and barn conversion, underwent a meticulous transformation in 2014. Seamlessly intertwining historical charm with over 4,235 square feet of versatile living space, it stands as the epitome of modern luxury living.

Immerse yourself in the grandeur of exposed beams, artisan brick walls, and contemporary sophistication. The galleried landing, adorned with glass and oak balustrades, captivates with a fusion of old-world charisma and contemporary panache. From the capacious sitting room to the bespoke roundel cinema, every space is designed for lavish entertaining and family life. With six bedrooms, five bathrooms, and versatile living spaces, this property provides a relaxing haven and perfect balance of elegance and comfort.





Step outside

Petts Farm Oast

The tranquil garden with panoramic views over the neighbouring farmland and the North Downs adds to the property's allure. Double electric gates lead to a cobbled parking area and a detached double garage with a large workshop. The meticulously divided garden spans a third of an acre, featuring raised patios, a pond with tunnel views, and a vast grassed area merging seamlessly with the surrounding Kentish countryside. Enjoy the warmth of community living with friendly neighbours at Little Culand Farm and Cherry Tree Barn.

Strategically located with easy access to the M20 and M2 motorway networks, Petts Farm Oast provides proximity to a vast array of local amenities and is within reach of highly regarded schooling options.

Petts Farm Oast is more than a home, it's a testament to beautifully preserved history, modern comfort, and the tranquillity of countryside living. Explore the perfect blend of character, luxury, and panoramic serenity in this exquisite family home.

Freehold
Council Tax Band H
EPCC

Guide price £1,450,000 - £1,475,000



Denotes restricted head height

Rochester Road, Rochester, ME1

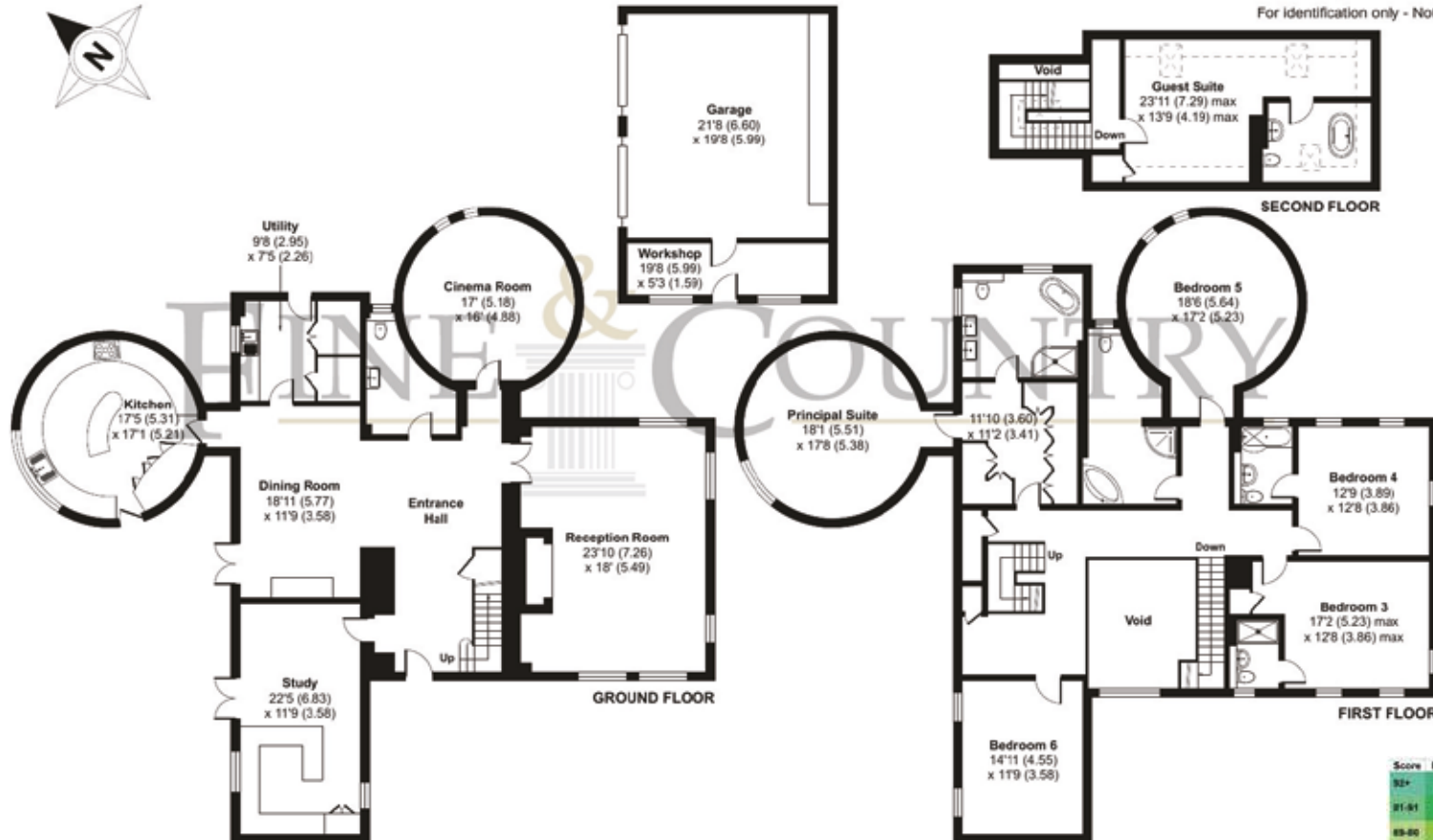
Approximate Area = 4236 sq ft / 393.6 sq m (excludes garage & void)

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 534 sq ft / 8.6 sq m

Total = 4862 sq ft / 451.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rtschem 2024. Produced for Fine & Country. REF: 1082700

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-64	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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