



Church Farm Oast  
Chartway Street | Sutton Valence | Maidstone | Kent | ME17 3HQ

FINE & COUNTRY



# Seller Insight



*Church Farm Oast is a superb converted oasthouse, and the present owners say they immediately fell in love with its charming façade and welcoming interior. The property originally stood on a fruit farm, which is now a golf course that surrounds the house, giving it a most pleasing rural setting. It has been a much loved home for the past ten years.*

*The owners explain that the house has a light filled, relaxed and hospitable atmosphere throughout, and they have much appreciated these characteristics. They particularly love the semi circular oast which forms the main living room. There are pretty views to the garden from the three windows and the beams and fire combine to make it a room where you want to spend time but is also a room perfect for entertaining.*

*The well equipped kitchen is ideal for the keen cook and chatty kitchen meals or you can take breakfast onto the sunny patio. Guests can enjoy pre dinner drinks on the patio before stepping into the dining room, where you can leave the doors open to invite the garden in. The four bedrooms make it easy to entertain overnight guests and the master bedroom and en suite is an adult sanctuary where you can savour the green and leafy views across the golf course.*

*The quiet and private west facing garden is enclosed within a beech hedge, and laid to lawn with shrubbery and seasonal colour. You have the choice of two sunny patios for alfresco dining, or the summerhouse where it is a pleasant alternative to sit and watch TV or work on the internet, with the garden as a tranquil background.*

*The house is a mile from Sutton Valence village and only five miles from Maidstone. There is a choice of clubs and societies centred around the village hall and two good local pubs. Sutton Valence School is a leading independent school and there is also a primary school. Walking enthusiasts have a wide choice of rambles across the beautiful Kent countryside and it is short drive to Leeds Castle and Sissinghurst which both have superb grounds and an annual calendar of events. You can experience a good lifestyle from Church Farm Oast.*

*The present owners will miss life in the house, their neighbours, and the sense of being in a private oasis of calm. They take away many happy memories.\*\**

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## Church Farm Oast

Fine & Country welcome you to Church Farm Oast, a truly unique and exceptionally charming, attached Oast conversion, nestled within a serene English country garden.

Spread over two floors, this well-appointed home features tastefully modern interiors with abundant character. The ground floor boasts a roundel sitting room offering delightful views over the garden, leading to a dining room, which further connects to a bespoke fitted kitchen boasting modern appliances and a dedicated utility room. A convenient cloakroom completes this level.

Ascend to discover the principal bedroom with the luxury of an en-suite bathroom, while the three remaining bedrooms are served by a family bathroom.







# Step outside

## Church Farm Oast

Step out onto the wrap-around brick terrace, accessible from both the kitchen and dining room, perfect for al fresco dining while admiring the picturesque garden. The predominantly laid-to-lawn garden features abundantly stocked flower beds, assorted specimen trees, and mature hedging, providing both privacy and tranquillity.

Church Farm Oast is part of a cluster of converted farm buildings, bordered by the Ridge Golf Course, offering a picturesque Kentish retreat in a semi-rural and highly sought-after location.

Situated on the outskirts of central Sutton Valence, essential amenities such as a post office, GP surgery, and a welcoming public house are easily accessible. For a more extensive shopping experience, explore nearby towns including Headcorn, Maidstone, Tenterden, and Tunbridge Wells.

Commuters will appreciate the convenience of Headcorn (5 miles) and Staplehurst (5.9 miles) stations, offering efficient services to Charing Cross/Cannon Street. Ashford International provides access to high-speed services reaching London St Pancras in approximately 37 minutes.

The region offers an impressive array of educational institutions, including Sutton Valence Preparatory and Senior Schools, Sutton Valence Primary School, Dulwich Preparatory, Benenden School, and esteemed Grammar Schools in Ashford, Tonbridge, Tunbridge Wells, and Maidstone.

Effortless travel connections are available via the M20 J8 motorway, linking to the wider motorway network and offering convenient access to Gatwick and Heathrow Airports, London, and the Channel Tunnel Terminus.

Experience the epitome of English country living at Church Farm Oast. Contact Fine & Country to arrange your viewing today.

Freehold  
Council Tax Band G  
EPC Rating E  
Ultrafast Full Fibre Broadband, Superfast Fibre Broadband & Standard Broadband are available at the property for more information please look online  
For mobile phone coverage in this area please look online  
There are restrictive covenants relating to the property - for more information please enquire  
Shared sewage system with one neighbour. Emptying and pump replacement costs shared between property and neighbour - vendor confirms it meets the binding rules that apply to pre 2015 systems - Professional advice should be sought  
Neighbours have right of access through driveway  
Utilities Connected:- Electric / LPG / Water / Cable TV or Satellite / Telephone / Broadband

*Guide price* £750,000 - £800,000



**Church Farm Oast Chartway Street, Sutton Valence, Maidstone**

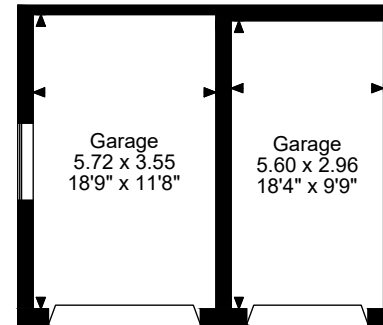
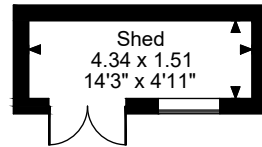
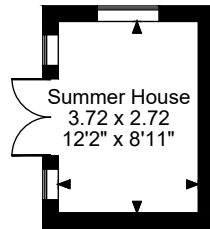
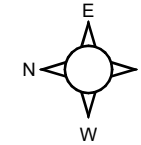
**Approximate Gross Internal Area**

**Main House = 1760 Sq Ft/164 Sq M**

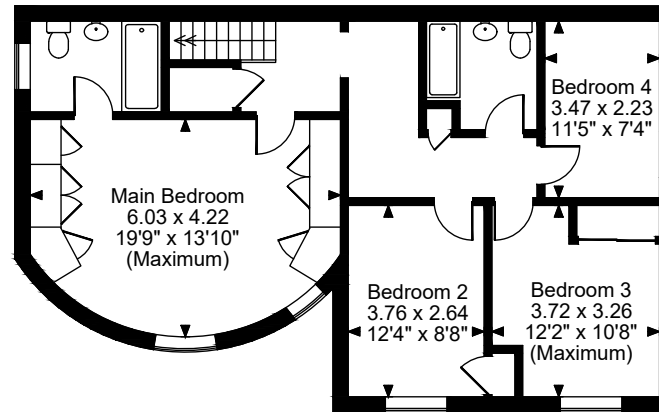
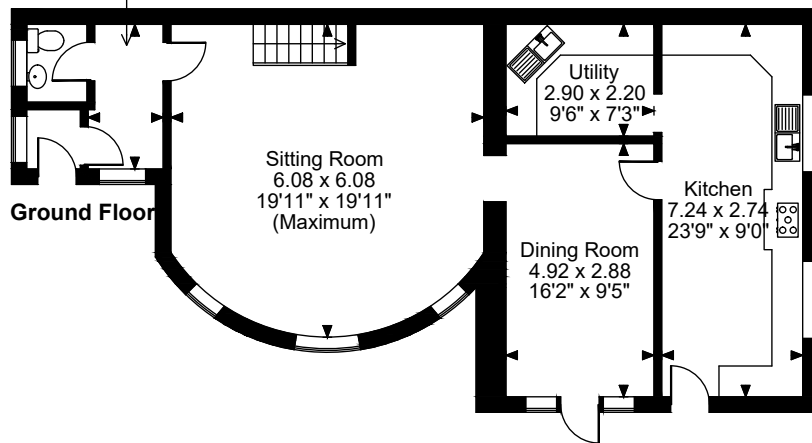
**Garage = 415 Sq Ft/39 Sq M**

**Outbuildings = 180 Sq Ft/17 Sq M**

**Total = 2355 Sq Ft/220 Sq M**



Hall  
2.81 x 1.46  
9'3" x 4'9"  
(Maximum)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8599222/DGO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 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 29.05.2024







Fine & Country  
Tel: +44 (0)1732 222272  
westmalling@fineandcountry.com  
28 High Street, West Malling, Kent ME19 6QR

