



Aldington Lane, Thurnham, Maidstone, , ME14 3LL

Asking Price £1,150,000



An exceptional opportunity to purchase this fabulous fully refurbished and extended Oast House, situated in an enviable position at the foot of the North Downs. The property sits within a generous 4-acre smallholding with various outbuildings, all located in an Area of Outstanding Natural Beauty.



SUMMARY

You approach the home via a private road that runs alongside an expansive vineyard, which also borders the impressive plot. The property is accessed from a large driveway offering ample parking for multiple vehicles, leading through impressive wrought-iron gates into a beautiful walled garden.

Inside, the inviting entrance hall opens into a beautifully modernised country-style kitchen housed in one of the roundels, featuring premium granite work surfaces. The other roundel accommodates a spacious living room with a wood-burning stove and solid oak flooring. There is also a snug/family room, a useful ground-floor W.C., and a wonderful part-brick conservatory that opens directly onto the private rear garden.

On the first floor are three generous double bedrooms, including a principal bedroom with built-in wardrobes and lovely garden views. Two further double bedrooms are located in the roundels, all served by a stylish contemporary family bathroom.

The second floor offers two additional double bedrooms, each positioned in the tops of the roundels. These rooms enjoy feature glass windows where the crows once sat, allowing you to stargaze from the comfort of your own bed. A modern shower room completes the top floor.

Externally, the beautifully landscaped rear garden includes a lawn, shingled planting areas with a pond, and a substantial outbuilding currently used as a workshop and store, which offers excellent potential for conversion into an annexe (subject to the necessary consents).

The four-acre smallholding is perfectly set up for anyone seeking a self-sufficient lifestyle. It includes a stable block with tack room, significant lock-up storage, an agricultural barn and an Atcost barn – with potential for conversion, subject to planning permission. The land is divided into well-fenced fields, providing ample space for multiple animals, and features a fabulous wilding area at the top of the plot.

This superb location allows you to enjoy semi-rural living while remaining within easy reach of the amenities and transport links of Bearsted. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.

LOCATION

Thurnham is a charming and peaceful village set against the scenic backdrop of the North Downs. This tranquil rural retreat offers a perfect blend of historic character and modern accessibility, making it a highly desirable location for those seeking a quiet lifestyle without sacrificing convenience. Locals enjoy immediate access to The Black Horse, a well-regarded local gastro pub situated within easy walking distance. For everyday essentials, more extensive shopping and more gastronomic choices, the neighbouring village of Bearsted and the larger towns of Maidstone and Sittingbourne provide excellent amenities.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen

Snug/Family Room

Conservatory

FIRST FLOOR

Landing

Bedroom one

Bedroom two

Bedroom three

Family bathroom

SECOND FLOOR

Bedroom four

Bedroom five

Shower room

EXTERIOR

Driveway

Front and rear gardens

Smallholding of almost four acres

Storage Barn

Atcost Barn

Agricultural Barn

Stables and Tackroom


Workshop and Logstore

Various additional sheds

VIEWING

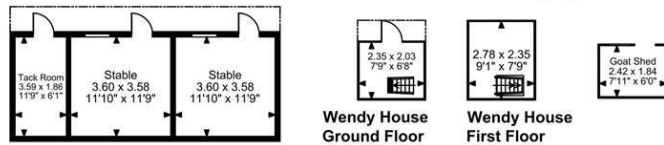
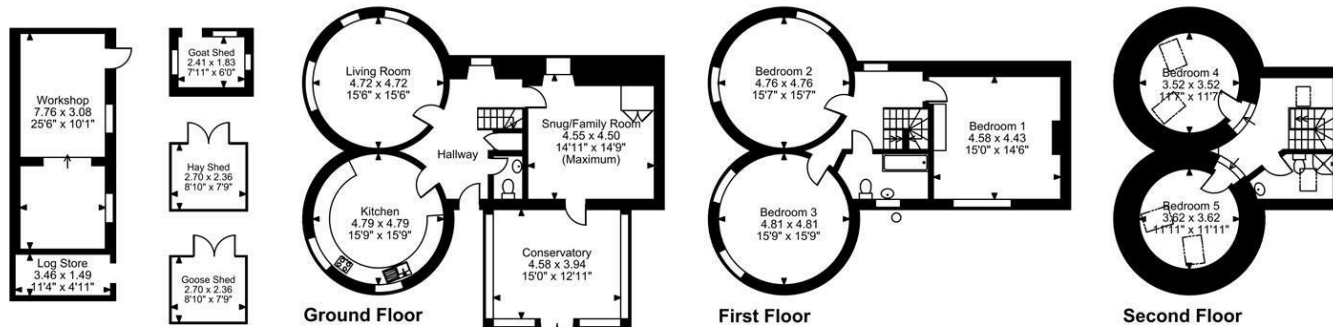
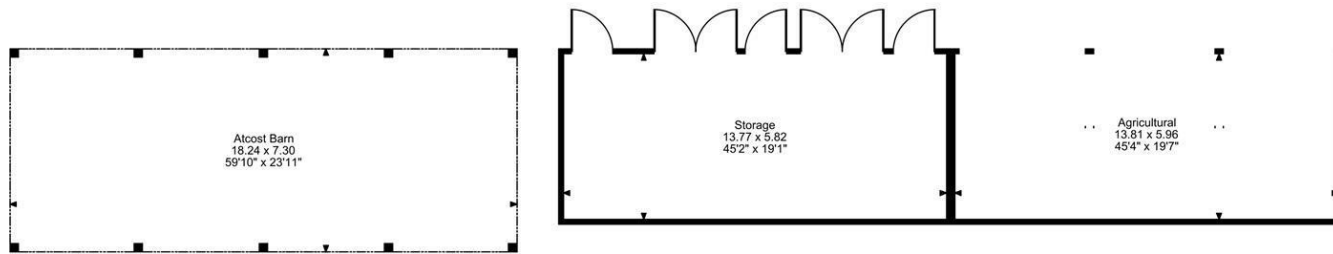
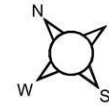
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

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

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Aldington Lane, Thurnham, Maidstone
Approximate Gross Internal Area
Main House = 2146 Sq Ft/199 Sq M
Wendy House = 121 Sq Ft/11 Sq M
Outbuildings = 4127 Sq Ft/383 Sq M
Total = 6394 Sq Ft/593 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8688077/MJH

