





PETTS FARM OAST ROCHESTER ROAD,
BURHAM, ROCHESTER, KENT, ME1 3SQ

GUIDE PRICE £1,250,000 - £1,350,000

- 397 sqm 6 Bedroom Detached Twin Roundel Oast House
 - 5 Bathrooms and 4 Receptions
- Believed to date from 19th Century and Sympathetically Converted in 2014
 - Stunning Double Height Entrance Hall
- Feature Brick Fireplace with Log Burner to Sitting Room
 - Roundel Cinema Room/Lounge
- Dressing Room and Stunning En-suite to Principal Roundel Bedroom
 - Far Reaching Views Over Farmland to North Downs
- Electric Gates to Timber Framed Double Garage and store with Cobbled Parking Area
 - 1/3 of an Acre Plot (TBV)

 6  5  4  C







ABOUT THIS HOME

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If you are looking for a large well-appointed character home, in a semi-rural location with great access to London then look no further. London commuters can drive 15 miles (from 18 minutes) to Ebbsfleet station and board one of the frequent high-speed trains to London St Pancras, with journey times from 19 minutes. This truly stunning 397sqm, twin-roundel oast house, is believed to date to the 19th Century and was sympathetically converted in 2014. The property has a wealth of character features with beams galore, feature brick and stone walls, and a beautiful brick fireplace with log burning stove in the sitting room, alongside modern touches such as the contemporary glass and oak balustrades that enclose the galleried landing. There should be plenty of space for even the largest families to enjoy time together indoors with the generously proportioned sitting room, roundel cinema room, and open-plan dining area. All six bedrooms are doubles and there are 5 bathrooms so there definitely won't be any queues for the shower in the morning! The third of an acre plot is split into 3 distinct zones, with a raised patio overlooking the feature pond, a further patio accessed from the kitchen and study - perfectly situated to enjoy the sunsets over the North Downs, and a lawned area adjoining the neighbouring farmland. Upon entering through double electric gates there is ample parking on the cobbled area leading to the detached timber framed double garage with remotely operated doors. We expect this extraordinary home to generate a lot of interest and would recommend an early viewing to avoid disappointment.



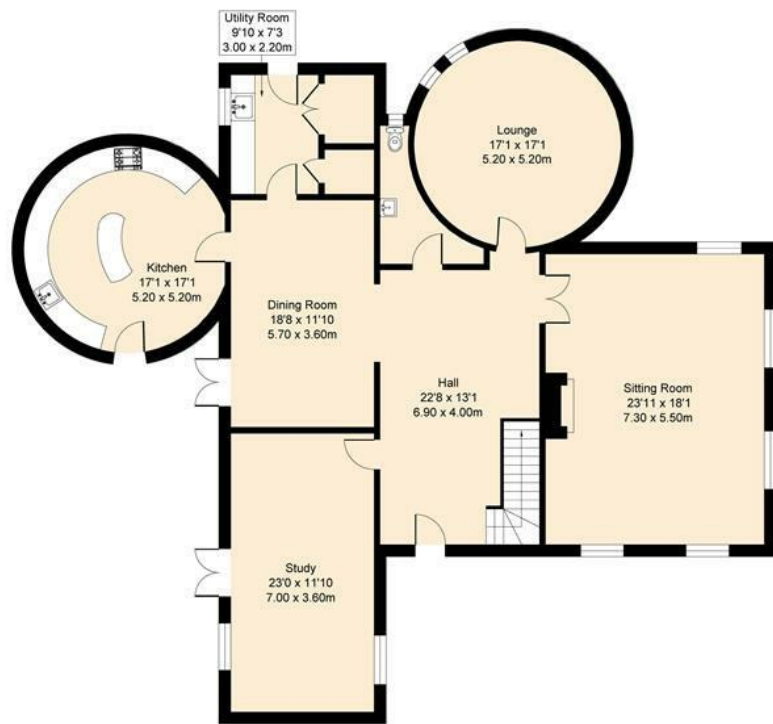


OWNERS COMMENTS

We fell in love with this house the moment we saw it, its character, space and views are second to none. It's a perfect house for families and entertaining friends, with plenty of social spaces and a garden with a view to die for. The location is perfect if you enjoy walking like we do with our three dogs, we pass horses daily and are yet to be bored of the various walking routes. The house has all the mod cons, however, still holds its character with plenty of beams, fireplaces and quirky features that are hard to find elsewhere. I think what we will miss the most about leaving Petts Farm Oast, will be drinking wine on the patio, watching the sunset and our children feeding the wild ducks in the pond. This is a dream house and if we could pick it up and take to our new location we certainly would.



Petts Farm Oast
Approximate Gross Internal Area
4271 sq ft - 397 sq m



Ground Floor



First Floor



Second Floor



ABOUT THE AREA

Petts Farm is situated on Rochester Road (also known as Pilgrims Way) in Little Culand, just south of the village of Burham in the Medway Valley. Burham village boasts a strong sense of community. It's common to see horses from local stables on the roads and many people enjoying walks along the North Downs Way in the Kent Downs Area of Outstanding Natural Beauty.

For dining or a drink, the Butchers Block is just a 3-minute drive away, and nearby Aylesford village, a 5-minute drive, offers great options like The Hengist for cocktails and fine dining or The Little Gem for a pint of ale or cider.

The local Church of England primary school is rated 'Good' and there are several secondary schools, including grammar schools, in Maidstone (4.9 miles), Rochester (5.6 miles), and Aylesford (3.6 miles). Additionally, Rochester is home to The King's School, a highly regarded independent school.

Commuters have convenient access to the M2 and M20 via nearby Blue Bell Hill. London commuters can drive 15 miles (around 18 minutes) to Ebbsfleet station, where frequent high-speed trains to London St Pancras take as little as 19 minutes.





ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

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