



**Oaklands Farm Brook Lane, Asheldham SOUTHMINSTER CM0 7DY**



**Welcome to**

**Oaklands Farm Brook Lane, Asheldham SOUTHMINSTER**

GENEROUS CHALET WITH EQUESTRIAN FACILITIES ON 3 ACRE PLOT. Situated in the semi-rural village of Asheldham, within reach of SOUTHMINSTER with its SHOPS AND TRAIN STATION is this handsome detached chalet, set in large plot including BARN, STABLES, and PADDOCKS as well as TRIPLE CARPORT.



### **Entrance Porch**

Covered Veranda style porch, part glazed door to:-

### **Entrance Hall**

15' 5" Max x 9' 10" ( 4.70m Max x 3.00m )

Large built in cupboard, stairs rising to first floor, radiator, doors to:-

### **Study**

7' 8" x 4' 9" ( 2.34m x 1.45m )

Double glazed window to side, radiator.

### **Lounge**

18' 9" x 17' ( 5.71m x 5.18m )

Double glazed window to front and French doors to rear, centrepiece open fireplace, radiators, double doors to:-

### **Dining Room**

21' 2" x 11' 2" ( 6.45m x 3.40m )

French doors with flag windows to rear, door to rear, door returning to entrance hall, door to:-

### **Kitchen Breakfast Room**

18' 9" Max x 16' 10" ( 5.71m Max x 5.13m )

Double glazed windows to front and rear plus stable style door to side and rear, fitted kitchen comprising of one and half bowl sink and drainer set in granite worktops with eye and base level units and space for a range of appliances, radiator.

### **Bedroom Four**

10' x 8' 8" ( 3.05m x 2.64m )

Double glazed window to front, radiator.

### **Bathroom**

11' x 9' 11" Max ( 3.35m x 3.02m Max )

Double glazed window to front, suite comprising of panel bath, low level WC and pedestal basin, radiator.

## **First Floor**

### **Landing**

16' 10" Max x 13' 3" ( 5.13m Max x 4.04m )

Galleried landing with Velux skylight window to rear, doors to:-

### **Bedroom One**

19' 2" Max x 13' 6" Plus Recess ( 5.84m Max x 4.11m Plus Recess )

Double glazed window to front overlooking gardens, radiator, door to:-

### **Ensuite**

Low level WC and pedestal basin, boarded out but requiring plastering and finishing.

### **Bedroom Two**

19' 4" Max x 13' 6" Plus Recess ( 5.89m Max x 4.11m Plus Recess )

Double glazed window to front overlooking gardens, Velux skylight window to rear, radiator, walk-in wardrobe.

### **Bedroom Three**

13' 6" x 11' 5" ( 4.11m x 3.48m )

Double glazed window to front overlooking the gardens, built in wardrobe, radiator.

## **Outside**

The total plot extends to circa 3 acres (STLS) comprising the following :-

### **Front**

Large forecourt shingle driveway, providing ample parking for numerous vehicles, retained by low brick wall with access to the formal gardens, and leading to the triple garage/carport.

### **Formal Gardens**

Approx. 1 acre of South facing formal gardens, laid to lawn and punctuated by mature shrubs and trees, with separate gated access from the driveway.

### **Paddocks**

Approx. 1.3 acres of paddocks, enclosed by wooden fencing, ideal for keeping horses or other livestock.

### **Yard**

The remainder of the plot is further garden/yard area, predominantly laid to lawn with mature trees and hedgerow borders.

### **Stables**

Stable block consisting of 3 stables and tack room.

### **Barn**

54' 4" x 22' 2" ( 16.56m x 6.76m )

Brick and timber barn with pitched tiled roof.

### **Further Outbuildings**

Range of further timber outbuildings for storage use.



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**Welcome to**

**Oaklands Farm Brook Lane, Asheldham  
SOUTHMINSTER**

- 3 acres including Paddocks, Yard, Stables and Barn
- Four Double Bedroom Chalet
- Equestrian Facilities
- Semi-Rural Location
- Over 2,000 SQ FT of Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£1,000,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104726 - 0002

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