

VALE & MARSH

Church Farm Oast Church Hill
Ashford, TN26 3JB

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£2,750 Per Month

A truly exceptional Grade II Listed detached Oast house, beautifully refurbished throughout to an outstanding standard, combining charming period features with stylish contemporary living. Set in a peaceful and tucked-away position within the High Halden Conservation Area, the property enjoys fabulous far-reaching countryside views and offers versatile accommodation, beautifully landscaped wrap-around gardens extending to approximately 0.23 of an acre and off-road parking for at least three vehicles. Ideally situated just off Church Hill and within easy walking distance of the village amenities, this unique home offers an appealing combination of character, quality and rural living.

Description

Dating back to the mid-19th century, Church Farm Oast is an impressive Grade II Listed former Oast house. Featuring its distinctive cylindrical roundel, traditional cowl and fantail, the property has been carefully and comprehensively renovated, using high-quality materials, fixtures and fittings whilst retaining much of its original character and charm.

The accommodation begins with a stunning open-plan kitchen, breakfast and dining room, beautifully appointed with bespoke Neptune cabinetry, a pantry cupboard, butler sink, water filter, composite work surfaces, waste disposal and integrated appliances, including a dishwasher, fridge and freezer and an Everhot electric range cooker. A breakfast bar, dining table with bespoke built-in banquette with stylish upholstered seating create a wonderful sociable space for everyday living and entertaining. Exposed beams add to the room's character.

Leading off the kitchen is a useful utility room with a WC, plumbing and space for a washing machine and tumble dryer and hanging clothes pulley, together with a door providing direct access to the garden.
An inner hallway incorporates a useful under stairs study area with stairs to first floor, opening into the impressive roundel, currently arranged as a family room. A door from the hallway opens into the impressive roundel, currently arranged as a family games room. With its original brick flooring and wonderful character, this versatile space could alternatively be used as a fourth bedroom, playroom or additional reception room.

The separate sitting room is full of charm, with attractive original period oak beams and a feature corner wood-burning stove, providing a comfortable retreat.
Also on the ground floor is a generous double bedroom with a contemporary en-suite shower room with wardrobes and offers an ideal guest accommodation or flexibility for those preferring ground-floor living.
Upstairs are two further good-sized double bedrooms, both enjoying attractive countryside views with under floor heating. One is situated within the roundel, whilst the other benefits from eaves wardrobe storage and a distinctive stable door with external ladder stairs. There is a family bathroom.

Outside
The property is approached via a private shared driveway, with a right of way serving the property. A separate gravel driveway provides off-road parking for at least three vehicles.
The delightful gardens extend to approximately 0.23 of an acre and wrap around the front, sides and rear of the property. Predominantly laid to lawn, they feature established planting, attractive seating areas, a greenhouse, vegetable beds, garden shed and swing.

Enjoying a good degree of privacy and seclusion, the gardens benefit from plenty of sunshine and spectacular sunsets, with a wonderful outlook and footpath across the surrounding open countryside.

Location

Church Farm Oast occupies a peaceful, tucked-away position within the conservation area of the popular village of High Halden, just off Church Hill and within easy walking distance of local amenities.

High Halden offers a village store providing everyday essentials, a church and a popular local pub. The historic town of Tenterden is approximately 3.4 miles to the south, with its attractive tree-lined high street, independent shops, cafés and restaurants.
The market town of Ashford is approximately 9.2 miles away, providing access to the M20 motorway and Ashford International railway station, with high-speed services to London St Pancras from approximately 37 minutes. Pluckley and Headcorn railway stations are also within a few miles' drive.

Services

- Services: Mains water, electricity and drainage
- Council Tax: Band G
- Broadband: Superfast broadband available
- Mobile Signal: Available
- Flood Risk: Very low

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.
This is to reserve a property. Please Note: This will be withheld if any
relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-
Rent check, provide false or misleading information, or fail to take all reasonable
steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15
calendar days of the holding deposit being received (or other Deadline for Agreement
as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)
Five weeks' rent. This covers damages or defaults on the part of the tenant during the
tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)
Six weeks' rent. This covers damages or defaults on the part of the tenant during the
tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in
order to pursue non-payment of rent. Please Note: This will not be levied until the
rent is more than 14 days in arrears.

Unpaid Rent
Tenants are liable for the actual cost of replacing any lost key(s) or other security
device(s). If the loss results in locks needing to be changed, the actual cost of a
locksmith, new lock and replacement keys for the tenant, landlord and any other
persons requiring keys will be charged to the tenant. If extra costs are incurred there
will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or
other security device(s).

Variation of Contract (Tenant's Request)
£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's
instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To
cover the costs associated with taking landlord's instructions, new tenant referencing
and Right-to-Rent checks, deposit registration as well as the preparation and execution
of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to terminate their contract before the end of the fixed term,
they shall be liable for the landlord's cost in re-letting the property as well as all rent
due under the tenancy until start date of the replacement tenancy. These costs will be
no more than the maximum amount of rent outstanding on the tenancy.

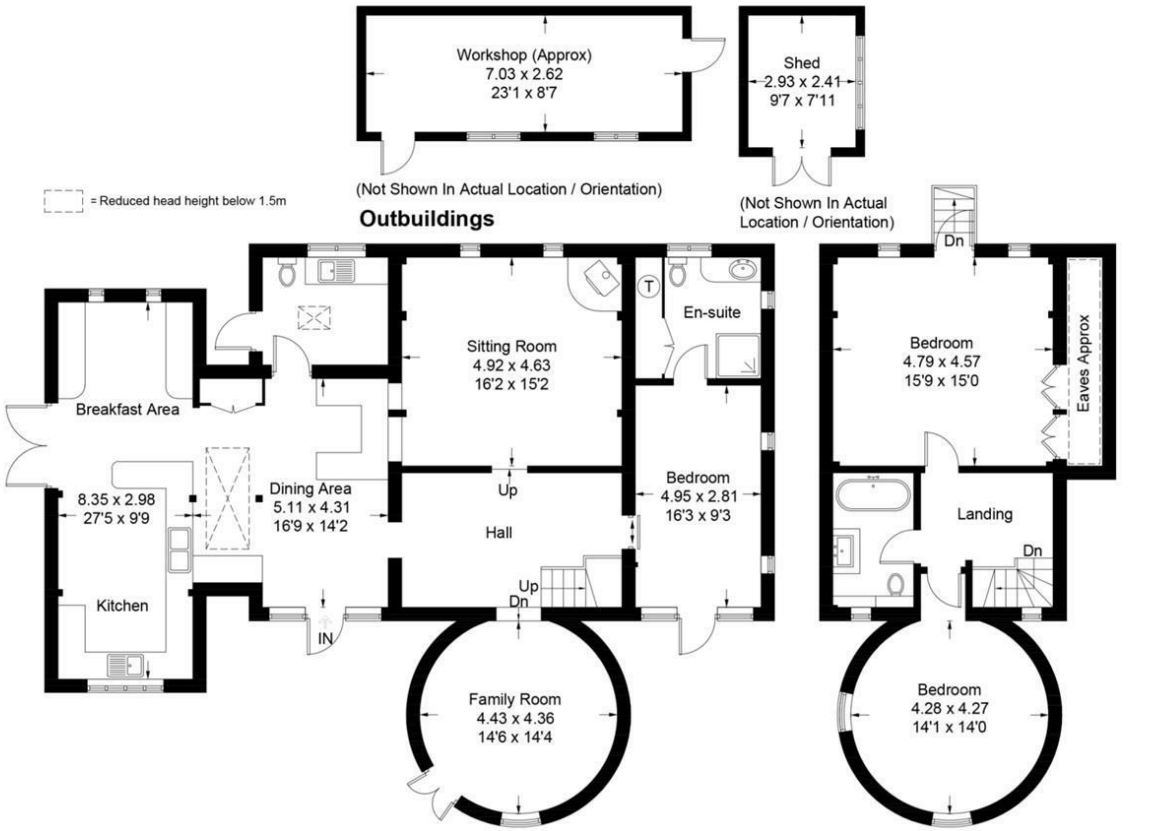
Client Money Protection is provided by Safe Agent. Redress through The Property Ombudsmen Scheme.





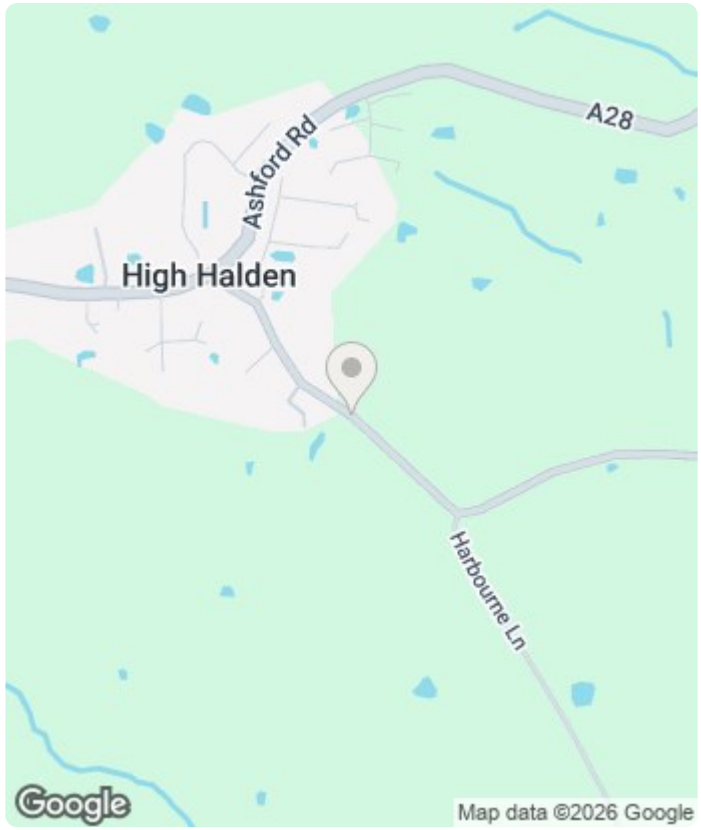


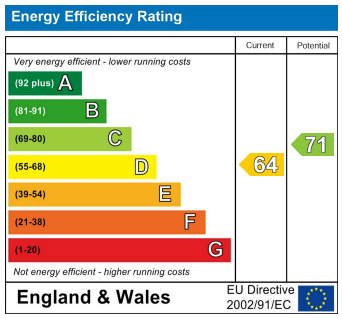
Church Farm Oast, Church Hill, High Halden, Ashford

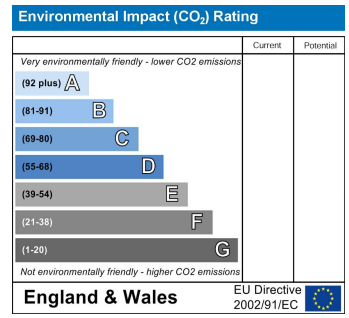


Approximate Gross Internal Area = 188.9 sq m / 2033 sq ft
Outbuildings = 25.4 sq m / 273 sq ft
Total = 214.3 sq m / 2306 sq ft
(Excluding Eaves)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1314553)







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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The Property Ombudsman

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