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Provender Oast, Provender Lane, Norton, Faversham, ME13 0ST

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS











Provender Oast, Provender Lane, Norton, Faversham, ME13 0ST

- A Distinctive Detached Unlisted Period Residence
- Over 3200 Sq.Ft Of Versatile Accommodation
- Five Bedrooms A dressing Room & Two Bathrooms
- Multiple Receptions With Exposed Beams
- Kitchen Breakfast Room & Separate Utility Room
- Occupying 1.64 Acres Of Enchanting Grounds
- Double Garage With First Floor Store
- Striking Views Out To The Estuary

SITUATION:

Provender Oast enjoys a peaceful rural setting in the heart of Norton, a small hamlet surrounded by the beautiful Kent countryside, with an abundance of footpaths and walks on the doorstep. The nearby Plough Inn at Lewson Street is within easy reach and is renowned for its characterful setting and excellent food.

The charming market town of Faversham, just a few miles away, offers an excellent range of amenities, with an attractive historic high street, independent retailers and a bustling market square. Leisure facilities include indoor and outdoor swimming pools, a cinema, a large park and recreation ground, a museum, and a good selection of pubs, cafés and restaurants. Families are well served by a choice of primary schools, a private preparatory school and two secondary schools, including the highly regarded Queen Elizabeth's Grammar School. Faversham railway station provides regular services to London Victoria, with additional services to London St Pancras via the high-speed route.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants and is a 20 minute drive away.

The cathedral city of Canterbury lies approximately 13 miles away and offers a vibrant and cosmopolitan atmosphere, with an extensive choice of high street brands, independent shops, cafés and international restaurants. Cultural attractions include the renowned Marlowe Theatre, alongside a wide range of sporting, leisure and recreational facilities. The city is also well served by an excellent selection of grammar and independent schools, together with the University of Kent and Canterbury Christ Church University.









DESCRIPTION:

A substantial and distinctive detached residence occupying 1.64 acres of enchanting grounds and offering over 3200 sq.ft of spacious and versatile accommodation. Flourishing in period features, the property showcases exposed beams, rustic brickwork, the original hop press and exceptionally high vaulted ceilings within its two impressive roundels. Dating back to the early 1800s, this unlisted former oast house is rich in character and provides a rare opportunity to acquire a home that celebrates the agricultural heritage of the Kent countryside.

The current owners have embraced the property's heritage, making a number of enhancements sympathetic to its origins, whilst leaving scope for a new owner to introduce their own ideas and further improvements. The striking façade showcases beautiful brickwork, timber-framed windows, a Kent peg tiled roof and two distinctive roundels, each crowned by its imposing cowl. Set back from the road, a tree-lined driveway leads through gated access to the house, with ample parking to the front and a large double garage with substantial first-floor storage. This additional space offers exciting potential for conversion, subject to the necessary consents, whether to create further accommodation, a home office or a self-contained annexe.

The front door opens into a grand reception hall with underfloor heating, the bare brick walls, exposed beams and the original hop press immediately establish the property's unique character. An open mezzanine landing provides a versatile space currently used as an office, with far-reaching views across the surrounding orchards and towards Estuary beyond.

The ground-floor accommodation enjoys an appealing interconnected flow, perfect for entertaining, with the second roundel forming a distinctive link between the kitchen and sitting room. Its beautiful stone flooring and dramatic proportions create an atmospheric setting for formal dining, making the most of this remarkable architectural feature.

The dual-aspect sitting room is a welcoming reception space, centred around a substantial fireplace incorporating a wood-burning stove. French doors open directly onto the south-facing patio, creating an easy connection between the interior and the gardens beyond.

The kitchen breakfast room combines traditional character with everyday practicality. Solid wood cabinetry incorporates a dishwasher and microwave, whilst a double range stove provides a natural focal point.

Attractive tiling complements the rich granite work surfaces, with a dresser and intricate panelling surrounding the mantle adding further depth and individuality. The kitchen is complemented by a well-appointed utility and boot room, together with a cloakroom and WC, with access to the rose garden and its box hedge parterre.







Completing the ground floor is an additional reception room, currently arranged as an office, with a stable door and window framing far-reaching views across the surrounding countryside.

The first floor is accessed via two separate staircases and provides five bedrooms alongside a well-appointed family bathroom. The principal bedroom occupies one of the impressive roundels, with a beautiful vaulted ceiling, creating a distinctive and atmospheric retreat. A separate dressing room and en-suite bathroom complete the principal suite.

OUTSIDE:

Provender Oast occupies approximately 1.64 acres of glorious peaceful grounds, offering a wonderful balance of formal gardens, established planting and more natural surroundings.
To the front, the extensive gated driveway provides generous parking and leads around to attractive formal gardens, where roses, box hedging and herbs create a charming and established setting. To the opposite side of the house, a substantial south-facing patio provides ample space for alfresco dining, entertaining and relaxing in the sunshine. From here, the gardens extend into an expansive lawn interspersed with colourful borders, mature trees and established shrubs, creating a succession of inviting spaces to enjoy throughout the seasons.
Beyond the more formal gardens, the grounds extend into enchanting woodland, offering a sense of privacy and seclusion.
This particularly appealing area presents exciting possibilities for imaginative landscaping, a secluded wellness retreat or, subject to the necessary permissions, glamping accommodation. With its dappled light, mature trees and natural setting, the woodland offers a magical backdrop in which to create something truly individual.















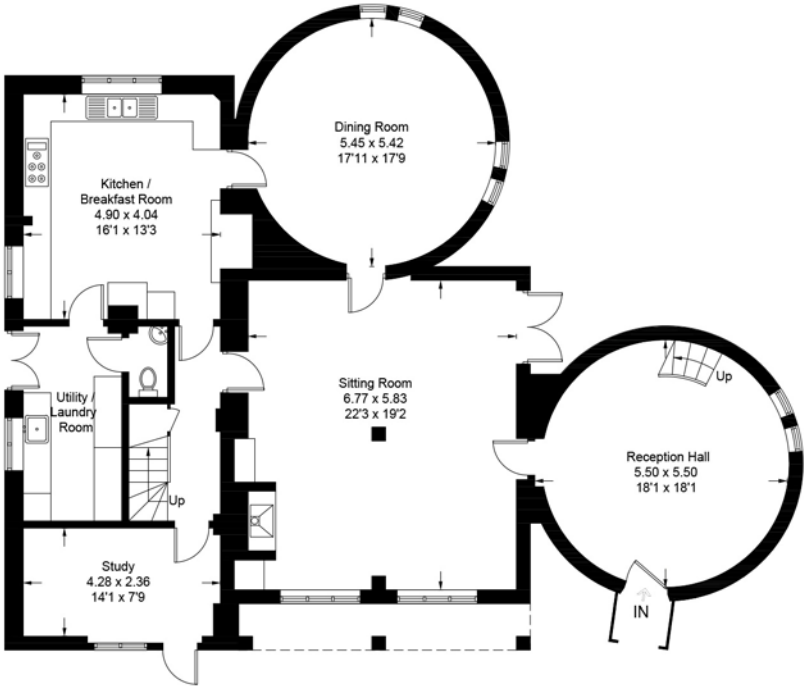




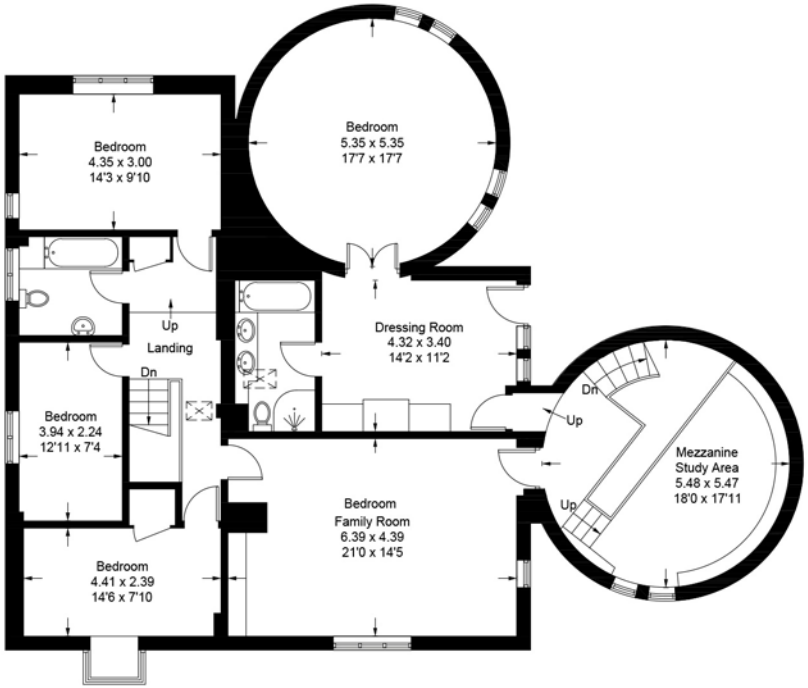




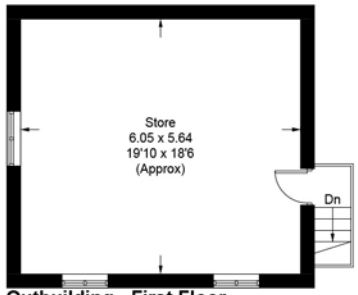




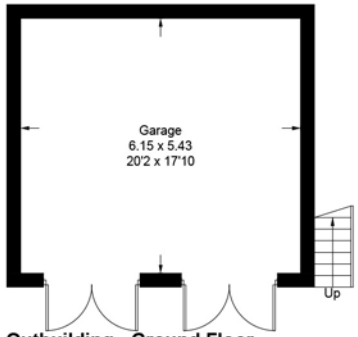
Ground Floor - 146.8 sq m / 1580 sq ft



First Floor - 154.6 sq m / 1664 sq ft



Outbuilding - First Floor
34.0 sq m / 366 sq ft



Outbuilding - Ground Floor
34.5 sq m / 371 sq ft

(Not Shown In Actual Location / Orientation)

TOTAL FLOOR AREA: 3981 sq. ft (370 sq. m)
HOUSE: 3244 sq. ft (301 sq. m)
GARAGE : 737 sq. ft (68 sq. m)

EPC RATING
TBC

COUNCIL TAX BAND
G

GENERAL INFORMATION
Private drainage & oil fuelled heating

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