



Freehold



1 The Oast, Shottenden Road, Molash, Canterbury, CT4 8HU

- Enchanting Attached Converted Oast House
- Flourishing In Period Features & Rich Character
- Over 3500 Sq.Ft Of Versatile Accommodation
- Exceptional Interior Design & Fine Décor
- Separate Large One Bedroomed Cottage
- Set Within 0.37 Acres Of Landscaped Grounds
- Substantial Drive & Double Garage
- Far Reaching Views Over Rolling Countryside

SITUATION:

Situated at the end of a quiet country lane, The Oast enjoys breathtaking views across open farmland to both the front and rear. Molash is a charming rural village positioned almost equidistant between Canterbury, Ashford and Faversham, all approximately eight miles away. Surrounded by rolling farmland and the extensive King's Wood, the area offers an exceptional network of walking, cycling and riding routes, including sections of the historic Pilgrims' Way and the North Downs Way. The village itself is home to the 13th-century St Peter's Church, a local garage and the award-winning George Inn.

The surrounding villages further enhance the appeal of the location. Nearby Shottenden is renowned for its picturesque countryside and access to some of Kent's most beautiful walking routes, while Sheldwich, with its attractive period homes and proximity to the prestigious Lees Court Estate, is regarded as one of the county's most sought-after

villages. The charming village of Selling offers a thriving community, a highly regarded primary school, popular village pub and railway station, providing convenient access to Canterbury and London. The area is particularly well served by excellent educational facilities. Highly regarded primary schools can be found in Challock, Charing, Chilham and Selling, with a wide choice of grammar, state and independent schools available in Canterbury, Ashford and Faversham.

The cathedral city of Canterbury offers an outstanding range of shopping, leisure and cultural amenities, including the Whitefriars Shopping Centre, while Ashford is home to the renowned McArthurGlen Designer Outlet. For those travelling further afield, Ashford International provides high-speed rail services to London St Pancras in approximately 37 minutes, together with international connections via Eurostar, making continental destinations such as Paris, Lille and Brussels readily accessible.



DESCRIPTION:

An enchanting six-bedroom converted oast house rich in character and extending to almost 3200 sq. ft., including an additional dwelling known as The Cottage, a generous annexe for a holiday let or relative accommodation. Set within approximately 0.37 acres of beautifully manicured grounds, the property enjoys a peaceful position in the rural village of Molash, with excellent access to Canterbury, Faversham and Ashford.

Originally built in 1840, The Oast retains a wealth of original features, including exposed beams, rustic brickwork, latch-key doors and even the original winch wheel, thoughtfully preserved as a nod to the building's heritage and historic past.

The current owners have a keen eye for detail and a natural flair for interior design, both of which are evident throughout the home. A soft, neutral palette, elegant décor and the thoughtful reconfiguration of the upper floor showcase the property beautifully.



Externally, the façade is predominantly clad in white weatherboarding, complemented by dark-framed windows and a traditional clay-tiled roof. The front door opens into a spacious entrance hall with cloakroom and staircase rising to the first floor.

To the left is an elegant dining room with large windows fitted with contemporary shutters. Positioned adjacent to the kitchen, the space offers potential to create one impressive open-plan entertaining area, subject to the necessary consents.

The kitchen/breakfast room is fitted with an extensive range of cabinetry incorporating a dishwasher, alongside a double range cooker and fridge freezer. Oak worktops extend to a breakfast bar perfectly positioned beneath an arched window overlooking the gardens.

The space is further enhanced by a separate utility room with direct access to the garden and ample space for laundry appliances.

The triple-aspect sitting room is particularly inviting, centred around a wood-burning stove set beneath a substantial oak bressummer beam.

To the first floor there are four bedrooms and a generous family bathroom complete with a freestanding bath and separate shower. The principal bedroom benefits from an en-suite shower room, while several bedrooms feature fitted wardrobes.

The second floor has been thoughtfully reconfigured to create two further double bedrooms, each with walk-in wardrobes, alongside a contemporary shower room shared between them.



THE COTTAGE / ANNEXE:

Extending to almost 1,000 sq. ft., The Cottage is equally rich in character, featuring vaulted ceilings and exposed oak beams. Although only around 12 years old, it has been sympathetically designed to complement the main residence while offering excellent potential as a holiday let, independent annexe or accommodation for a relative wishing to remain close by.

The accommodation has been carefully designed around an open-plan living area incorporating a kitchen and study space, which in turn leads to an oak-framed conservatory.

The bedroom is equally impressive, with dramatic vaulted ceilings, a walk-in wardrobe and an adjacent shower room. The Cottage also enjoys its own private garden, enclosed by mature hedging for added seclusion.


OUTSIDE:

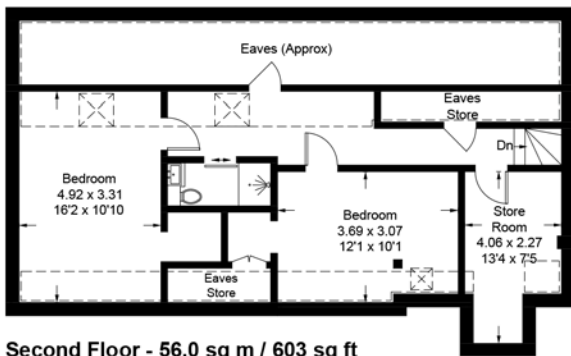
Set within approximately 0.37 acres of beautifully maintained grounds, the property enjoys manicured lawns, established planting, and a variety of seating areas, including an expansive recently laid patio. The gardens wrap elegantly around the home, creating a wonderful sense of privacy and space. Ample parking and a double garage further enhance this exceptional country residence.



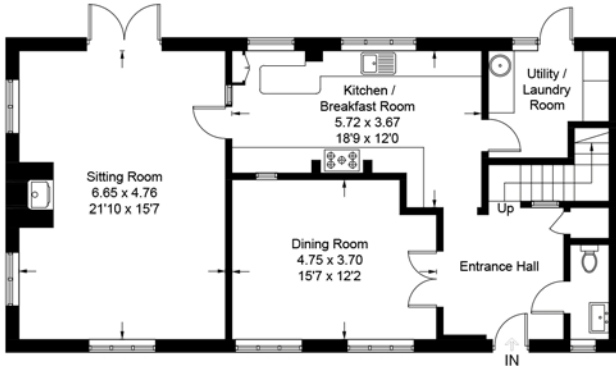




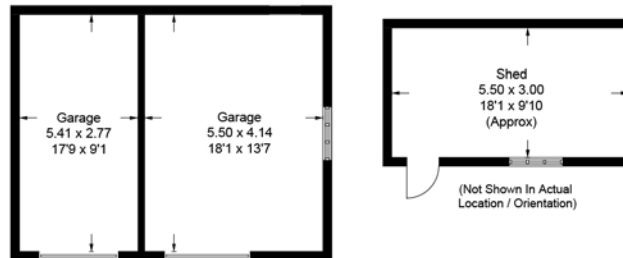
 = Reduced headroom below 1.5m / 5'0"



Second Floor - 56.0 sq m / 603 sq ft

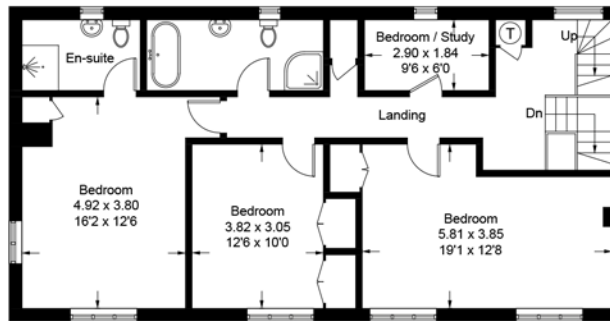


Ground Floor - 92.3 sq m / 993 sq ft

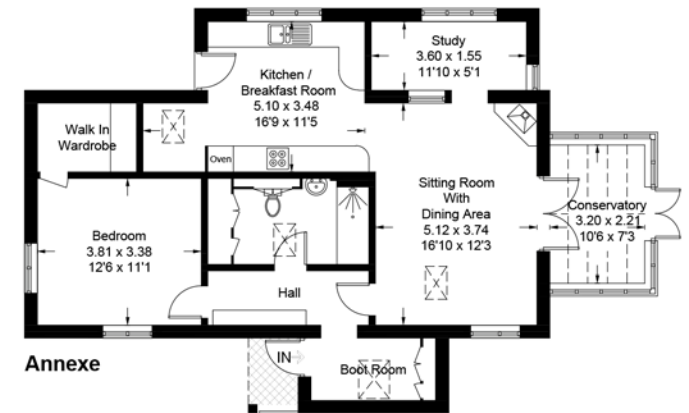


Outbuildings

(Not Shown In Actual Location / Orientation)



First Floor - 91.8 sq m / 988 sq ft



Annexe

(Not Shown In Actual Location / Orientation)



MAIN HOUSE: 2584 sq. ft (240 sq. m)
 ANNEXE: 940 sq. ft (87 sq. m)
 OUTBUILDINGS: 595 sq. ft (55 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 PRIVATE DRAINAGE & OIL FUEL

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