

The Oast House

Lewsome Farm | Boughton Road | Sandway | Kent | ME17 2BE

FINE & COUNTRY

SELLER INSIGHT

"We fell in love with the character and uniqueness of the house," say the owners of this unique home "It was an incredible opportunity to live in an oast house, and we couldn't believe we'd found one. It also has such a lovely setting, with plenty of outdoor space and a wonderful sense of peace."

Set in a quiet rural enclave near Lenham, the detached oast house dates from around 1850 and was converted from an agricultural building. The barn and square kiln form one home, with the kiln rebuilt as part of the conversion. "We were drawn to the unusual configuration and the chance to live somewhere with so much character. It's wonderfully peaceful, yet we're not cut off, with the M20 and A20 nearby and Lenham station within walking distance."

Arranged over two floors, the four-bedroom home has generous, well-proportioned rooms. "The sitting room with its log burner is a favourite, particularly in winter when it makes the room feel so cosy. We also love the large kitchen diner, where there's plenty of space around the six-seater table, while the wide galley kitchen and adjoining utility room work really well." The bedrooms are all a good size, with one en suite and a large family bathroom. "Two of the bedrooms enjoy far-reaching views and wonderful sunsets towards London." The windows, front and back doors and patio doors have all been replaced with double glazing.

Outside, the property occupies around three-quarters of an acre, with lawns, shrubs and beech hedging creating a private setting, while electric gates and a vegetable patch add to its appeal. "We added a heated outdoor swimming pool, pool house, summer house, double garage and generous block-paved driveway," say the owners. "The patio leads directly from the sitting room, so it's a great space for entertaining and enjoying the pool in summer. We also love the privacy, with two boundaries now adjoining land that is becoming a conservation area."

"The area is quiet and secluded, but very well connected," they say. "Lenham has everything we need for everyday life, and The Wishful Thinker pub is within walking distance for a drink or meal. We have good neighbours, and most of the time the only sounds are birdsong and the occasional barking dog."

"We'll miss the views and the wonderful sense of space most of all," they reflect. "This is a very special home."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Fine & Country are delighted to present The Oast House, a charming, detached period home set within approximately two thirds of an acre of established gardens in a peaceful rural setting near Lenham. Combining the character of a traditional oast with generous family accommodation, the property offers four bedrooms, two reception rooms, a substantial kitchen and breakfast room, a heated outdoor swimming pool and a detached double garage.

The principal reception room occupies the distinctive square kiln, creating a wonderfully individual setting with an inglenook style fireplace and wood burning stove. Two sets of French doors open onto a south westerly facing terrace, providing a natural connection between the interior and gardens. A separate dining room offers further space for entertaining, while the kitchen and breakfast room enjoys garden views and provides ample room for everyday family life. A separate utility room and cloakroom complete the ground floor.

Upstairs, four double bedrooms are arranged around a spacious landing, with exposed beams adding to the property's period character. The principal bedroom benefits from fitted wardrobes and an en suite bathroom, while the family bathroom provides both a bath and separate shower.















STEP OUTSIDE

Outside, electronically operated double gates open onto a generous driveway with ample parking and access to the detached double garage. The established gardens are a particular feature, with extensive level lawns, mature hedging, ornamental and fruit trees, a stone terrace and a central fountain. A secluded, hedged area houses the heated outdoor swimming pool, creating an appealing space for relaxation and outdoor entertaining.

Extending to approximately 0.67 acres, the grounds offer a sense of privacy and space, with the adjoining Pleasant Farm Woodland contributing to the peaceful rural surroundings.

Despite its countryside position, the property remains conveniently placed for the historic market village of Lenham, with its village square, independent shops, public houses, restaurants and everyday amenities. Lenham railway station provides services towards London and Ashford, while the nearby M20 offers access to the wider motorway network. Maidstone and Ashford provide more extensive shopping, leisure and educational facilities.

An appealing opportunity to acquire a characterful period home offering generous accommodation, established gardens and a heated swimming pool in a sought after rural setting.

Freehold
Council Tax Band G
EPC Rating D
For mobile phone coverage in the area please look online
Superfast Broadband is available at the property, for more information please look online
Utilities:- Electric / Mains Water / Broadband / Oil
Drainage is via private cesspit which is understood to be compliant, professional advice should be sought

The property is approached via a private road, over which it has a right of way and shared maintenance liability, leading directly to its own private driveway.

Guide price £900,000 - £950,000

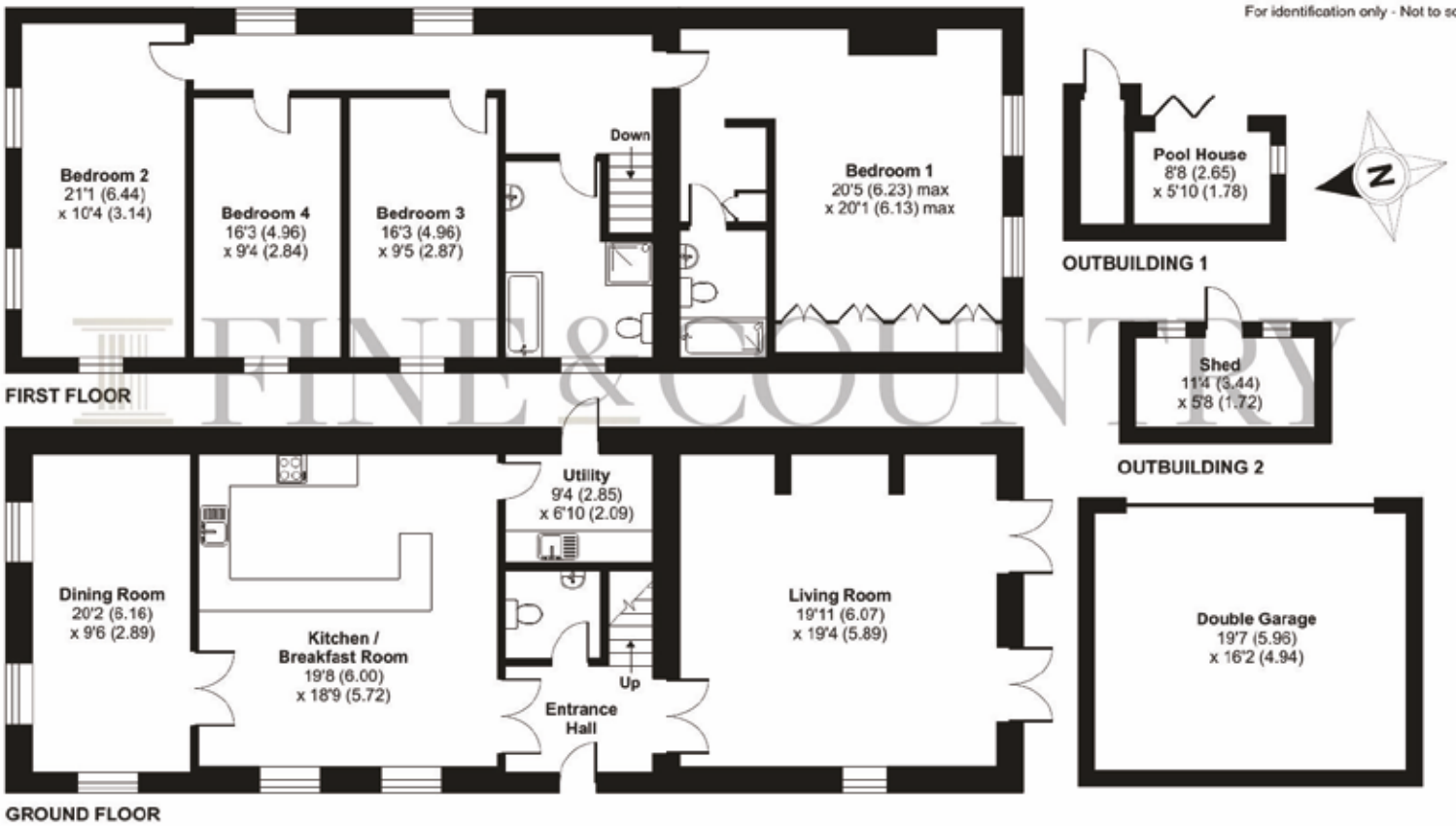






Boughton Road, Sandway, Maidstone, ME17

Approximate Area = 2469 sq ft / 229.3 sq m (excludes garage)
Garage= 318 sq ft / 29.5 sq m
Outbuildings = 140 sq ft / 13 sq m
Total = 2927 sq ft / 271.9 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country (Kent). REF: 1525778

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