





Obeden Farm Oast,  
Snughorne Lane, Smarden, TN27 8PR  
Asking Price £1,250,000



Charming four bedroom detached single kiln Oast with two reception rooms, two bathrooms, detached annexe, double garage and outbuilding, positioned on a plot of approximately one acre in a rural lane location, on the outskirts of the popular village of Smarden.

Understood to date back to the mid-19th Century, originally converted circa 1973, and extended in 1991, Obeden Farm Oast boasts an array of character features such as traditional exposed beams that add warmth and charm to the interior.

The accommodation offers a traditional shaker style kitchen with doorway leading out to the patio and is fitted with a range of wall and base units with complementing stone worksurfaces and a stunning Alpha oil fired range cooker. A hatch is open to the dining area, there is space for a dishwasher, and a cleverly built wash station provides housing for a freestanding washing machine and tumble dryer.

From the kitchen, a door leads through to the spacious sitting room with stairs to first floor and an inner hall where the front door is located, a useful cloakroom offers a mounted circular basin with vanity storage beneath and WC with concealed cistern, and a further doorway leads to the lower floor of the roundel, a flexible reception room offering versatile use with doors out to the garden. The sitting room offers a feature fireplace with wood burning stove, alcove shelving and built in storage and is open to the dining area with French doors leading out to the garden.

The first-floor landing provides access to the master bedroom with generous built in storage and a stylish en-suite shower room with suite comprising of a large walk-in shower cubicle, mounted circular basin with vanity storage beneath and WC with concealed cistern.

There are three further bedrooms including one located in the roundel, as well as the family bathroom with half panelled walls and suite comprising of a free-standing roll top bath, mounted circular basin with vanity storage beneath and WC

The beautifully presented, detached two storey annexe is brick built with a pitched slate roof and presents a spacious open plan kitchen/living area with stairs to first floor and storage beneath, French doors out to a private patio which enjoys views over the garden and wildlife pond, and a modern yet traditional shower room with striking marble tiles, mounted circular basin with vanity storage beneath and WC with concealed cistern. The first floor of the annexe offers a spacious bedroom with eaves storage.

Externally, you can really appreciate the beauty of the property which presents brick, rendered and weather-boarded elevations under a slate roof and a Kent peg tiled kiln. The Oast is approached by its own private tree-lined driveway with five-bar gate leading to ample parking space for multiple vehicles.

There is a timber double garage with room above offering scope for development subject to the usual permissions, with timber shed and further outbuilding. The home is positioned on a plot of approximately one acre (tbv), largely laid to lawn, a second pond, Indian sandstone patio, and an array of mature trees, shrubs and areas of well-maintained planted beds, soon to flower as the season changes.

This exceptional home is located in an idyllic rural location on the outskirts of the popular village of Smarden, an extremely sought after historic village with Church, village hall, Post Office and stores, butcher's shop and well-respected pubs.

The neighbouring village of Headcorn, a short drive away of less than ten minutes, offers a wide range of grocery and boutique shopping options, and the mainline railway station offers services to London Charing Cross and Ashford International which benefits from the High-Speed rail service to London St. Pancras. Pluckley station is also just a short drive away and offers mainline services into London Charing Cross.

The nearby market town of Tenterden offers a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.

Tenure - Freehold  
Services – Mains electricity, water and oil-fired central heating. Private Klargester Drainage.  
Broadband – Average Broadband Speed 67mbps  
Mobile Phone Coverage – Good  
Flood Risk from Rivers and Sea – Very Low  
EPC Rating TBC



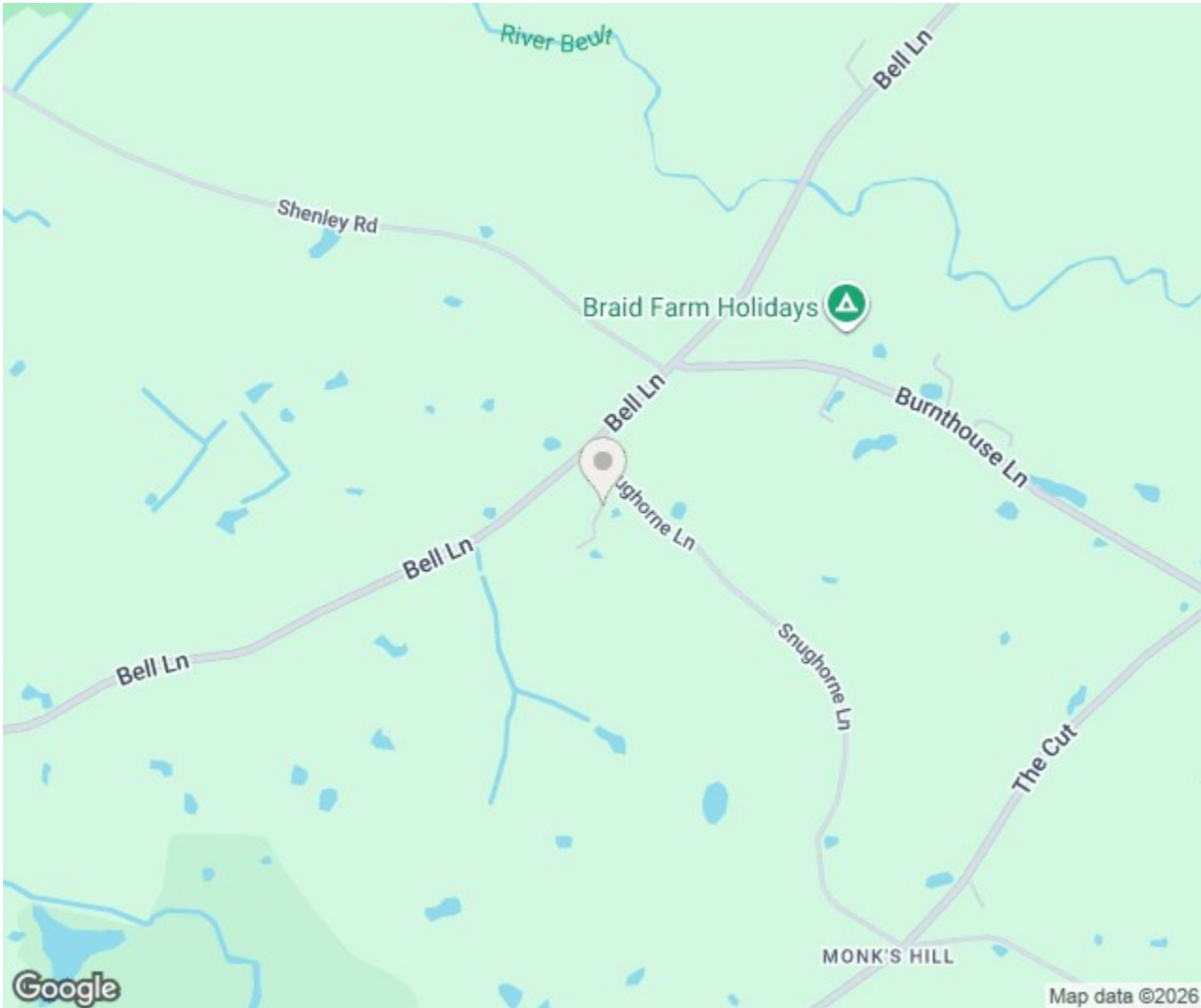








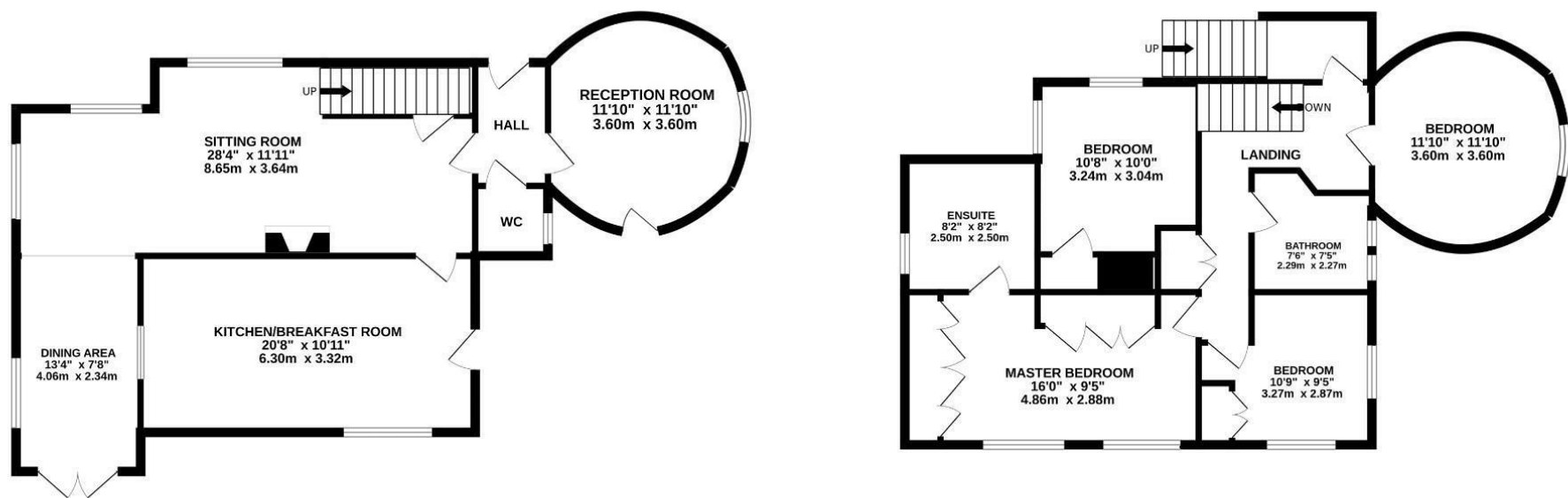






Tenure: Freehold  
Council Tax Band: G

- CHARMING UNLISTED FOUR BEDROOM OAST
- VERSATILE ACCOMMODATION
- FAMILY BATHROOM AND MASTER EN-SUITE
- DETACHED ANNEXE
- GENEROUS ESTABLISHED GARDENS
- PLOT SIZE APPROXIMATELY 1ACRE (TBV)
- DOUBLE GARAGE AND OUTBUILDING
- RURAL LANE POSITION



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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