



**Moloney**  
COUNTRY PROPERTY



THE OAST, RURAL WITTERSHAM

# THE OAST, BUDD'S LANE, WITTERSHAM, KENT TN30 7EL

AN OUTSTANDING, TWIN ROUND, DETACHED GRADE II LISTED OAST HOUSE, SITTING IN IDYLIC GARDENS LOCATED ON A PRIVATE NO THROUGH ROAD, ON THE RURAL OUTSKIRTS OF THE VILLAGE. HAVING BEEN COMPLETELY REFURBISHED NOW COMPRISING ROUND RECEPTION HALL, 2 RECEPTION ROOMS, LUXURY ROUND KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY, MASTER SUITE WITH ROUND EN-SUITE BATHROOM, 2 FURTHER DOUBLE BEDROOMS & BEDROOM 4/DRESSING ROOM FITTED WITH BESPOKE CUPBOARDS. SHOWER ROOM. DETACHED DOUBLE GARAGE, AMPLE PARKING. ALL ROUND LANDSCAPED GARDENS WITH LARGE POND. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: ROUND RECEPTION HALL, ROUND KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, DINING ROOM, SITTING ROOM, ROUND FIRST FLOOR LANDING WITH STUDY AREA. MASTER SUITE WITH ROUND EN-SUITE BATHROOM, BEDROOMS TWO & THREE, FAMILY SHOWER ROOM, BEDROOM FOUR/DRESSING ROOM. GATED PAVED DRIVEWAY PROVIDING AMPLE PARKING AND TURNING, DETACHED DOUBLE GARAGE, ALL ROUND LANDSCAPED GARDENS WITH LARGE POND & EXTENSIVE TERRACES. TIMBER GARDEN STORE & LOG STORE. OFCH. IN TOTAL



Oak front door to:

**ROUND RECEPTION HALL:** Two wooden double glazed leaded light windows. Oak spiral staircase to the first floor. Ceiling beam, inset ceiling lights, wall light points. Oak floor with underfloor heating (throughout the house). Oak door to dining room, matching door to:

**ROUND KITCHEN:** Three wooden, double glazed, leaded light windows enjoying views over the gardens. Fitted with bespoke range of soft close base and wall units with complimentary granite worktop over, inset with ceramic sink unit. Neff induction hob with angled chimney extractor over. Drawer pack. Integrated dishwasher. Double electric fan assisted oven. Space for large side by side fridge/freezer. Matching island unit incorporating breakfast bar. Inset ceiling lights. Oak floor.

**DINING ROOM:** Door to the garden, arched window alongside. Oak floor. Ceiling beam. Wall light points, inset ceiling lights. Door to sitting room, door to:

**UTILITY ROOM:** Door to the garden, windows alongside. Matching base unit with granite worktop over inset with circular sink unit. Cupboard with plumbing for washing machine & space above for tumble dryer. Storage cupboard & cupboard housing underfloor heating controls. Oak floor. Door to:

**CLOAKROOM:** Wooden, double glazed window overlooking the garden. Fitted with white suite comprising back to wall WC & semi-integrated hand basin set into granite surround with Oak doored cupboards below. Oak floor. Inset ceiling lights.

**SITTING ROOM:** Triple aspect room with wooden double glazed leaded light windows overlooking the gardens, including arched window and French doors opening to the side

**GUIDE PRICE £1,100,000**



terrace. Ceiling beams. Exposed brick fireplace with bressummer beam over, on matching brick hearth, inset with cast iron wood burning stove. TV point. Wall light points.

Oak spiral staircase to:

**FIRST FLOOR LANDING:** incorporating the Roundel with windows enjoying views over the gardens. Study area. Ceiling beam. Airing cupboard. Matching Oak doors to all rooms.

**MASTER SUITE:** Extensive double height exposed timbers with windows overlooking the gardens. Door to dressing room, door to:

**EN-SUITE ROUNDAL BATHROOM:** Three wooden, leaded light, double glazed windows overlooking the gardens. Fitted with contemporary style white suite comprising free standing central bath, twin circular basins, set onto granite surround with storage below, central mirror above & WC. Inset ceiling lights. Oak floor. Traditional style radiator/towel rail.



**BEDROOM TWO:** Double aspect room with wooden, double glazed, leaded light windows enjoying views over the gardens. Two Oak double doored wardrobe cupboards with hanging rails and shelves. TV point. Wall beams.

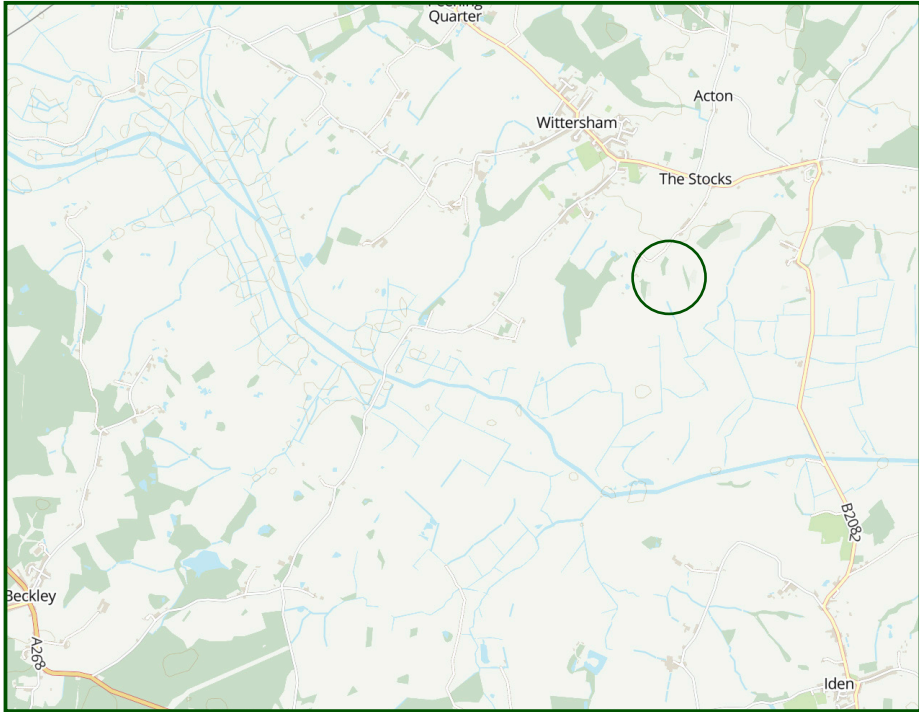
**BEDROOM THREE:** Double aspect room with wooden, double glazed, leaded light windows overlooking the gardens. Double Oak doored wardrobe cupboard with hanging rail and shelves over. Wall beams.

**BEDROOM FOUR/DRESSING ROOM:** Wooden, double glazed, leaded light window enjoying views over the gardens. Fitted with extensive bespoke range of wardrobe cupboards with hanging rails, shoe storage and shelves. Ceiling & wall beams.



**FAMILY SHOWER ROOM:** Wooden, double glazed, leaded light window to the side. Fitted with back to wall WC, with integrated hand basin set into white high gloss range of cupboards, tiled splashback, mirror over. Double walk-in tiled shower cubicle with large circular rain-head shower, glass screen to side. Exposed beams, inset ceiling lights.

**OUTSIDE:** The property is approached over a private no through lane with driveway off, giving access to the gated paved area providing parking and turning for many vehicles and giving access to the detached double garage with twin up and over remote controlled doors to the front. The beautifully landscaped, mature planted main gardens lie to the right with extensive terrace areas for al-fresco dining and entertaining, surrounded by areas of lawn with stone edged raised beds and large pond stocked with many large fish, including Koi and Carp, accessed by a decked walkway with waterfall to the rear. A further terrace to the side leads to the detached timber garden store with log store to the side and onto a further area of garden, mainly laid to lawn with a brick paved path leading back to the drive. The partly walled gardens are completely enclosed.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** Mains water & electricity are connected. Oil central heating (Grant boiler in bespoke housing outside). Recently installed private drainage system.

**FLOOR AREA:** 196m<sup>2</sup> ( 2,110 ft<sup>2</sup>) Approx.

**EPC RATING :** 'TBC'

**LOCAL AUTHORITY:** Ashford Borough Council.

**COUNCIL TAX BAND :** 'G'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter Appledore railway station (6 miles away) provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Eastbourne line to the west or Headcorn to the north.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

**DIRECTIONS:** From Tenterden, leave the town on the B2082 Smallhythe Rd, continue on this road into Wittersham. Continue through the village passing the right turn signposted Peasmarsch and Beckley with the Memorial on the corner. Pass the left turn, signposted Ebony and Reading St, taking the next right into Budd's Lane, a private no through road. Continue down the road, bearing right at the bend, take the next left driveway, The Oast will be found at the end.

**From Rye:** Leave the town on the A268, Peasmarsch Rd. Continue through Playden, taking the right turn signposted Iden & Tenterden, B2082. Continue on this road towards Wittersham. Continue around the sharp left bend into Stocks Rd. Budds Lane, a private no through road will be found after a short distance on the left. Continue down the road, bearing right at the bend, take the next left driveway, The Oast will be found at the end.

**What3Words (Location):** [///cubed.image.thunder](https://www.what3words.com/cubed.image.thunder)

**VIEWING:** All viewings by appointment through Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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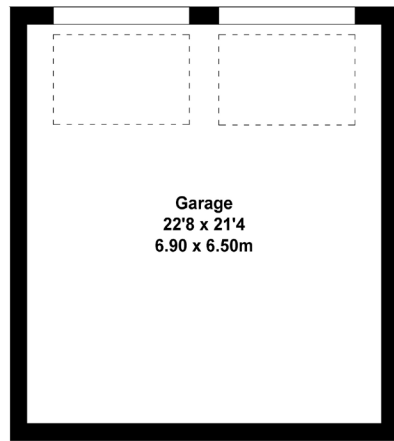
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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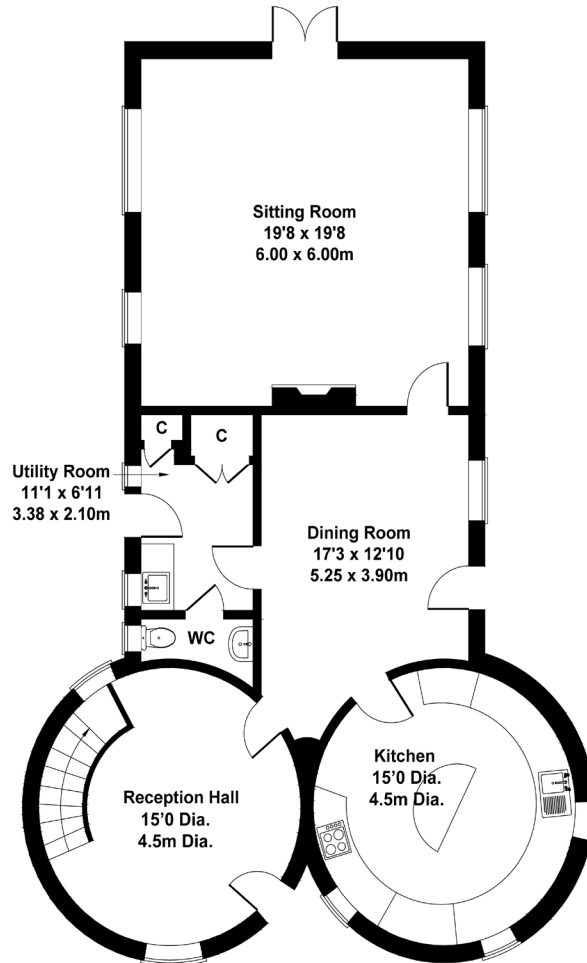
**TELEPHONE: 01797 253000 or 01580 212828**

# The Oast

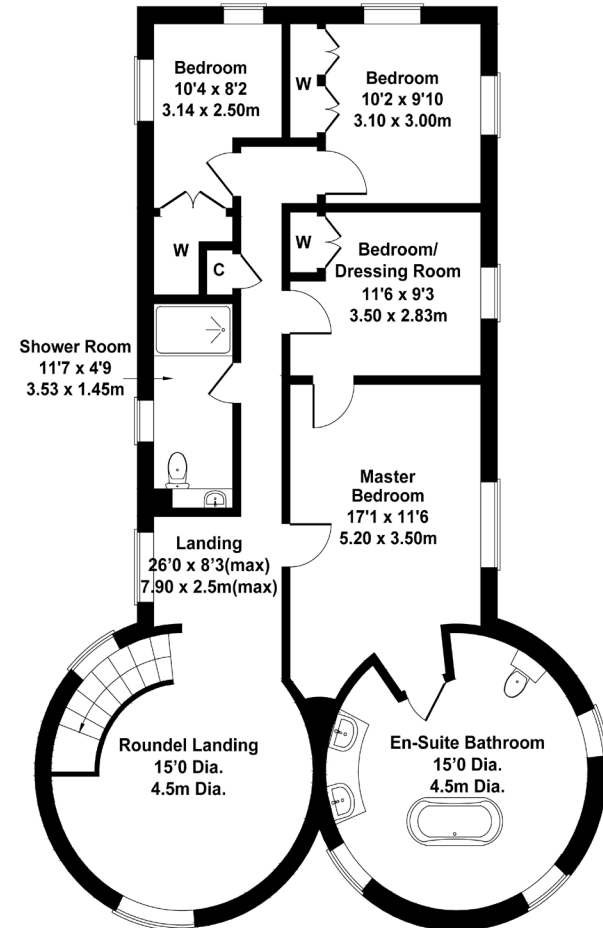
Approximate Gross Internal Area  
2110 sq ft - 196 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

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