



# EQUUS

*Country & Equestrian*



**RAMSDEN OAST**



## Ramsden Oast, Reading Street, Tenterden, Kent TN30 7HS

**NO CHAIN** - An impressive and beautifully presented converted four-bedroom Kentish Oast house, set within approximately 3.62 acres (\*TBV) and enjoying far-reaching rural views. The property is complemented by high-quality, recently installed equestrian facilities including a high-quality 40m x 20m sand arena constructed by Mark Scott, together with a well-appointed stable yard comprising four full-size stables (including a mare and foal box), wash bay, tack room, kitchen, a hay barn, nine post and rail paddocks and field shelter.

In addition, there is a detached one-bedroom cottage, ideal for guest accommodation, multi-generational living, or ancillary use. The combined accommodation of the main house and cottage extends to approximately 4,400 sq. ft.

The property occupies a desirable countryside setting, approached via a lane through electric gates onto a private driveway, providing generous parking and access to the cottage, which adjoins a double garage and large store. A further detached single garage is also located within the grounds.

The gardens surrounding the house are attractively landscaped, with terraced areas to the side and rear, well suited to outdoor entertaining. A large pond, shared with a neighbouring property, enhances the setting and will appeal to those with an interest in wildlife. eip

### LOCATION & AREA AWARENESS

The property occupies an attractive rural position within the High Weald National Landscape, approximately three miles from the historic town of Tenterden. Known for its tree-lined high street and mix of period Wealden architecture, Tenterden offers a wide range of amenities including independent boutiques, supermarkets (including Waitrose), restaurants, coffee shops, public houses, schooling, and sports facilities.

Mainline train services are available from Headcorn and Ashford, with high-speed services from Ashford International to London St Pancras in approximately 36-37 minutes.

The area is well served by a range of highly regarded schools in both the state and private sectors, including Wittersham Church of England Primary School, Tenterden Primary School and Homewood School and Sixth Form Centre. Independent options include Dulwich Preparatory School at Cranbrook, St Ronan's at Hawkhurst, Benenden School, Claremont Senior School at Bodiam and Ashford School. Grammar schools in Ashford include Highworth Girls Grammar School and Norton Knatchbull School.

### ACCOMMODATION - Ramsden Oast

A beautifully presented and thoughtfully extended oast conversion, finished to a high standard throughout with quality materials and attention to detail.

The contemporary kitchen is fitted with bespoke cabinetry featuring solid walnut detailing, complemented by polished concrete work surfaces and a range of integrated appliances, including ovens and a gas hob. A central island incorporates a circular walnut breakfast bar, and there is a walk-in larder with space for a large fridge freezer.

The sitting room provides a comfortable and inviting space, centred around a wood-burning stove, with the adjoining garden room enjoying an abundance of natural light and views over the gardens. Bi-fold doors open onto the rear terrace, creating an excellent connection between inside and outside.

The dining room is situated within the roundel and offers a characterful setting for more formal entertaining. Upstairs, the principal bedroom enjoys far-reaching countryside views and benefits from a spacious en suite shower room. A guest bedroom is located within the roundel, with a dressing room above fitted with

built-in wardrobes. There are two additional bedrooms, together with a well-appointed family bathroom featuring a freestanding copper bath and separate shower.

The main house extends to approximately 2,966 sq. ft.

### ACCOMMODATION - Ramsden Cottage

The detached cottage is set away from the main house and enjoys its own private garden, providing excellent ancillary accommodation. It comprises an open plan kitchen, sitting and dining area, a generous double bedroom, and an en suite shower room. Underfloor heating is installed for added comfort. The cottage is well suited to guest accommodation, multi-generational living or potential holiday letting. The cottage extends to approximately 1,507 sq. ft.

### EQUESTRIAN FACILITIES

The equestrian facilities are well-designed and easily accessible from the main drive, centred around a practical yard with adjacent parking and five-bar gate access.

The stable yard comprises four timber stables together with tack and feed areas, arranged within a functional and well laid out space.

The outdoor riding arena measures 40m x 20m and has been constructed by Mark Scott Arenas with a waxed sand and fibre surface, providing a high-quality surface suitable for year-round use.

In addition, there is a timber field shelter and a series of well-fenced paddocks, creating a well-balanced and established setup suitable for private or amateur competitive equestrian use.

### LAND & GROUNDS

The property extends to approximately 3.62 acres (\*TBV) and is well arranged to complement both the house and equestrian facilities. The paddocks are post and rail fenced and benefit from good access points from the yard, creating a practical and usable layout.

The gardens surrounding the house have been thoughtfully landscaped and planted, with a variety of seating areas designed to make the most of the setting and provide attractive spaces for outdoor entertaining.

\*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

### MATERIAL INFORMATION & SERVICES

Tenure: Freehold

Property Type: Detached

Construction: Brick

Accommodation: Four bedrooms, three reception rooms, two bath/shower rooms, entrance hall and ancillary areas (please refer to floor plans)

Parking: Off-road parking for multiple vehicles

Local Authority: Ashford Borough Council

Council Tax: Main House – Band G | Cottage – Band A

Flood Risk: None known

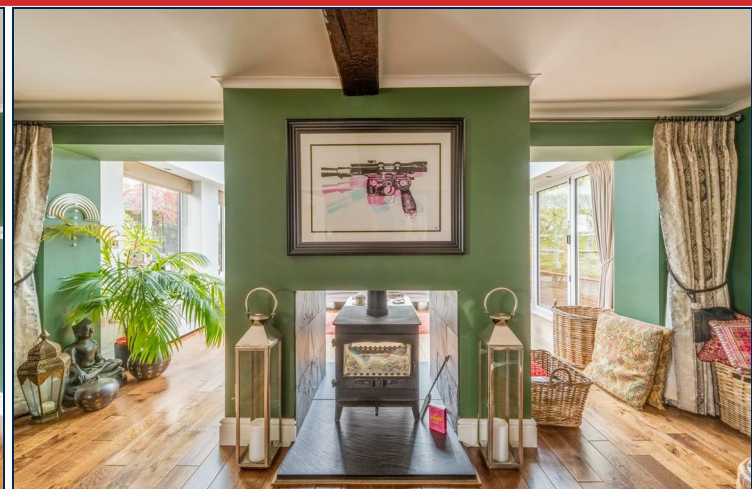
Title Number: K758311

EPC Ratings: Main House – D (64) potential 79 Cottage – E (39)

Full EPC reports and recommendations are available online via the government website.



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#### SERVICES & outgoings

Heating: Oil-fired central heating  
 Drainage: Private drainage via cesspit  
 Water Supply: Mains  
 Electricity: Mains

#### DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.
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5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT: If applicable, the VAT position relating to the property may change without notice.

#### DIRECTIONS

Leave Tenterden and join the Appledore Road B2080 which becomes Reading Street. Travel for approx. 2.8 miles from leaving Tenterden and the property will be found on the right hand side. Take the centre driveway.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
 Equus Country & Equestrian, South East/South West  
 T: 01892 829014  
 E: sales@equusproperty.co.uk  
 W: www.equusproperty.co.uk

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facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

**Guide price £1,500,000**



# Ramsden Oast Tenterden, Kent

Approximate Gross Internal Area = 275.6 sq m / 2966 sq ft  
 Annexe = 140 sq m / 1507 sq ft  
 Outbuildings = 119.9 sq m / 1291 sq ft  
 Total = 535.5 sq m / 5764 sq ft  
 (Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290813)



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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