



Foley Oast  
Lower Street | Leeds | Maidstone | Kent | ME17 1RR



# SELLER INSIGHT

“Foley Oast is a stunning family home in an equally stunning setting. Eight years ago, the owners were relocating and were thrilled to find Foley Oast which matched all their requirements. They discovered the property online and were captivated by the character of the house and the beautiful garden with its two streams and pond. It sounded idyllic, so they viewed and immediately put in an offer. With excellent access to local schools, the A20 and M20, and situated in pretty Leeds village the location is both charming and practical.

The house has been thoughtfully improved and maintained, ensuring that changes blend seamlessly with the period features in the house. The kitchen and bathrooms have been redesigned and a superb summerhouse with a wood burning stove built in the garden. In summer it is a pleasure to enjoy an al fresco meal with the delightful garden as a tranquil backdrop.

The owners say the kitchen is the heart of everyday family life where they can sit round the large farmhouse table for chatty meals and informal entertaining.

Foley Oast is a large house with spacious rooms that remain incredibly inviting and cosy, and the spacious but ultra comfortable beamed sitting room is the perfect example, and is where the family relax and entertain. It is an all year room where you can relax before a blazing winter fire and throw open the doors to create a cool summer sanctuary. The snug is perfect for a night of TV viewing and the office perfect for working from home. Foley Oast answers all the family needs for gathering together, and also individual space.

The garden is perhaps the jewel in the crown of this very special property and is a beautiful oasis of calm. It is an unspoiled, blissful and picturesque parkland where you sit amongst the trees, settle by the pond or stream, and listen to the ducks and bird song. The summer house completes this perfect spot, and the owners recall many happy occasions when they have hosted parties and entertained in the summer house.

Leeds is a lovely welcoming village with a strong sense of community and is only five miles from Maidstone thus combining the best of town and rural living. There are major supermarkets within a few miles and numerous walks in the grounds of Leeds Castle, only five minutes away. The owners say that they will miss the pleasing lifestyle they have enjoyed and appreciated in Foley Oast and Leeds village but the time has come to downsize. They take away many very happy memories.

\* 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.















Fine & Country proudly presents Foley Oast, a substantial family home offering almost 4,000 sq ft of living space set over three floors. Tucked away in this secluded setting, sitting in a mature plot approaching 1.25 acres, this beautiful converted former oast offers a wealth of character throughout, boasting a reception hallway leading into the dining room, with wood burning stove, sitting room with its large Inglenook fireplace, which in turn leads to the study. The generous snug with tiled flooring and door to the gardens also provides access to the utility area and guest cloakroom. The luxurious kitchen/dining room offers an extensive range of units with granite work surfaces, AGA and tiled flooring leads onto a boot room/porch, leading to the front of the property.

Sitting within mature established gardens of 1.25 acres overall, the front offers a gravel drive with well stocked borders and parking for numerous vehicles, with access both sides leading to the rear gardens, which offer a range of mature trees, shrubs and flower beds with extensive lawns and a natural stream leading to the spring-fed pond. There is also a fully fitted outdoor kitchen/dining space, providing a wonderful, covered entertaining area overlooking the pond. In addition, there are a number of outbuildings, including original hopper huts and tractor shed, in need of some attention. A wooded area rises to a natural grassed area at the end of the garden from which there are tremendous views towards the North Downs.

Upstairs, the landing has been opened up to providing a feature vaulted ceiling and leads to the five generous bedrooms, the master with en-suite and dressing area, with two further en-suites and the family bathroom serving the remaining four bedrooms. Timber stairs from the landing leads to the two, large square Oast kilns, both fully boarded, providing wonderful storage space and offering further potential to create additional living or entertaining space if required.

The house is approached via a gravel driveway, owned by Foley Oast, with a neighbour having right of access over this to their own driveway. There is parking to the front of the property for numerous vehicles, with access both sides to the rear. We understand the property is subject to a public footpath with a right of way across part of the rear garden.

Outside, there is a detached two storey stone barn to your right as you enter, with the first floor currently fitted out as an office, which provides an opportunity to create a separate dwelling for those looking for additional multi-generational living, or for an Air BNB, or a separate office if so desired (STPP).

















Situated in the heart of this historic village but set well back from the road, Foley Oast is accessed via a private driveway from Lower Street. With a well regarded primary school, Parish Church and the popular George Inn within close walking distance, the beautiful Leeds Castle Estate and is on your doorstep, which offers a stunning backdrop for local walks and leisure and features its own 9-hole golf course along with a vibrant calendar of events throughout the year. The County Town of Maidstone approximately 5 miles away, with its wide range of shopping and transport facilities, with Sutton Valence Prep and Senior school also within easy reach and for the commuter, in addition to Maidstone, other mainline train stations can be found at nearby Hollingbourne, Headcorn and Bearsted villages, with the M20 motorway close by.

Council Tax Band H | EPC Rating E | Freehold

Grade II Listed | Property is in a conservation area

For mobile phone coverage in this area please look online

Superfast broadband is available at the property, for more information please look online

Utilities: Electric / Mains Water / Mains Drainage / Cable TV or Satellite / Phone / Broadband

\*We understand from Title documents that there may be a cost towards the maintenance of a portion of the drive, although the Vendor is not aware of any costs incurred during their ownership of the property. Potential Buyers should take Legal Advice on this before proceeding to Purchase.

*Guide price* £1,600,000 – £1,750,000

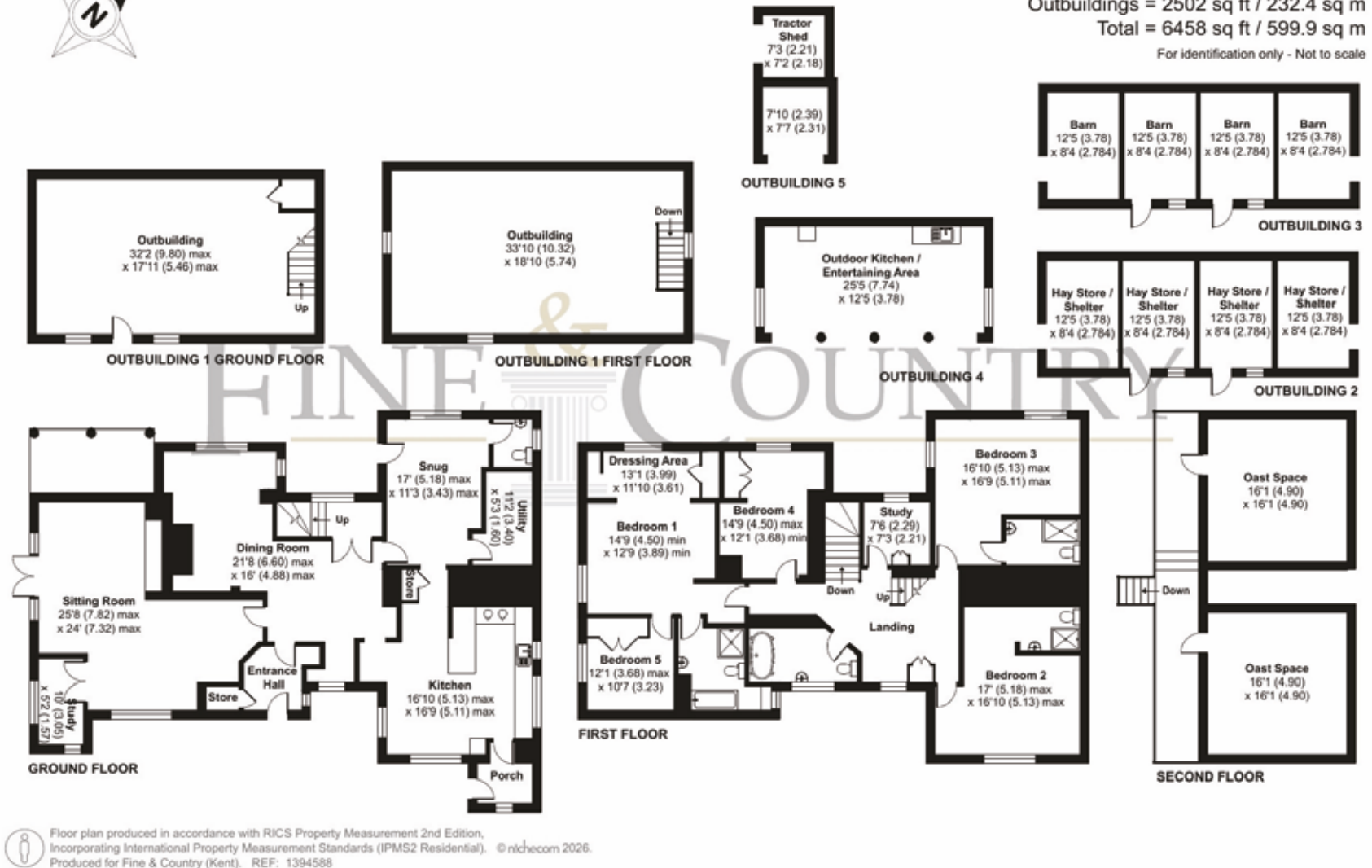




# Foley Oast, Lower Street, Leeds, Maidstone, ME17

Approximate Area = 3956 sq ft / 367.5 sq m  
 Outbuildings = 2502 sq ft / 232.4 sq m  
 Total = 6458 sq ft / 599.9 sq m

For identification only - Not to scale





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