



Oaklands Farm Brook Lane, Asheldham SOUTHMINSTER CM0 7DY

welcome to

Oaklands Farm Brook Lane, Asheldham SOUTHMINSTER

****GUIDE PRICE £850,000 - £1,000,000**** EQUESTRIAN FACILITIES ON 3 ACRE PLOT. Situated in Asheldham, within reach of SOUTHMINSTER with its SHOPS AND TRAIN STATION is this handsome detached chalet, set in large plot including BARN, STABLES, and PADDOCKS as well as TRIPLE CARPORT.



Entrance Porch

Covered Veranda style porch, part glazed door to:-

Entrance Hall

15' 5" Max x 9' 10" (4.70m Max x 3.00m)

Large built in cupboard, stairs rising to first floor, radiator, doors to:-

Study

7' 8" x 4' 9" (2.34m x 1.45m)

Double glazed window to side, radiator.

Lounge

18' 9" x 17' (5.71m x 5.18m)

Double glazed window to front and French doors to rear, centrepiece open fireplace, radiators, double doors to:-

Dining Room

21' 2" x 11' 2" (6.45m x 3.40m)

French doors with flag windows to rear, door to rear, door returning to entrance hall, door to:-

Kitchen Breakfast Room

18' 9" Max x 16' 10" (5.71m Max x 5.13m)

Double glazed windows to front and rear plus stable style door to side and rear, fitted kitchen comprising of one and half bowl sink and drainer set in granite worktops with eye and base level units and space for a range of appliances, radiator.

Bedroom Four

10' x 8' 8" (3.05m x 2.64m)

Double glazed window to front, radiator.

Bathroom

11' x 9' 11" Max (3.35m x 3.02m Max)

Double glazed window to front, suite comprising of panel bath, low level WC and pedestal basin, radiator.

First Floor

Landing

16' 10" Max x 13' 3" (5.13m Max x 4.04m)

Galleried landing with Velux skylight window to rear, doors to:-

Bedroom One

19' 2" Max x 13' 6" Plus Recess (5.84m Max x 4.11m Plus Recess)

Double glazed window to front overlooking gardens, radiator, door to:-

Ensuite

Low level WC and pedestal basin, boarded out but requiring plastering and finishing.

Bedroom Two

19' 4" Max x 13' 6" Plus Recess (5.89m Max x 4.11m Plus Recess)

Double glazed window to front overlooking gardens, Velux skylight window to rear, radiator, walk-in wardrobe.

Bedroom Three

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed window to front overlooking the gardens, built in wardrobe, radiator.

Outside

The total plot extends to circa 3 acres (STLS) comprising the following :-

Front

Large forecourt shingle driveway, providing ample parking for numerous vehicles, retained by low brick wall with access to the formal gardens, and leading to the triple garage/carport.

Formal Gardens

Approx. 1 acre of South facing formal gardens, laid to lawn and punctuated by mature shrubs and trees, with separate gated access from the driveway.

Paddocks

Approx. 1.3 acres of paddocks, enclosed by wooden fencing, ideal for keeping horses or other livestock.

Yard

The remainder of the plot is further garden/yard area, predominantly laid to lawn with mature trees and hedgerow borders.

Stables

Stable block consisting of 3 stables and tack room.

Barn

54' 4" x 22' 2" (16.56m x 6.76m)

Brick and timber barn with pitched tiled roof.

Further Outbuildings

Range of further timber outbuildings for storage use.



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welcome to

Oaklands Farm Brook Lane, Asheldham SOUTHMINSTER

- 3 acres including Paddocks, Yard, Stables and Barn
- Four Double Bedroom Chalet
- Equestrian Facilities
- Semi-Rural Location
- Over 2,000 SQ FT of Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£850,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104726 - 0006

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