



Tanden Oast Ashford Road, Ashford TN26 3LJ

A distinctive detached four-bedroom twin-roundel Kentish Oast house, quietly positioned on the edge of the sought-after village of High Halden. Set in approximately 0.7 acre of private gardens, this delightful family home enjoys a wonderfully secluded setting, backing directly onto open grazing farmland and countryside, with far-reaching views and an exceptional sense of space.

£995,000



Acomodation

Originally converted with great sensitivity in the early 1970s, this unlisted oast house has since been extensively and thoughtfully upgraded by the current owners. The result is a beautifully presented country home which retains the character and architectural drama of its origins while offering the quality, comfort and style expected of modern living.

The property's distinctive twin roundels, exposed beams, historic timbers and original brickwork provide an unmistakable sense of place. These traditional features sit comfortably alongside a beautifully appointed kitchen, contemporary bathrooms and carefully considered living spaces, creating a home that feels both authentic and thoroughly comfortable.

From the moment the property comes into view, the character of Tanden Oast is clearly evident. A long, sweeping pebble driveway leads through the grounds to generous parking and turning space, with the house beyond. Inside, the accommodation flows naturally around the original roundels, with engineered oak flooring and an abundance of exposed timbers, brickwork and other period features. The substantial sitting room is a particularly inviting space, centred around a wood-burning stove and opening through French doors onto the gardens. It is a room equally suited to quiet evenings at home or entertaining friends and family in the warmer months.

A further reception room is currently arranged as a comfortable snug and home office, although its versatility means it could readily be used as an additional bedroom, particularly with the contemporary shower room immediately adjacent. The impressive roundel dining room provides a memorable setting for both everyday meals and larger gatherings, with the curved walls creating an atmospheric and characterful space. The second roundel houses a superb kitchen, fitted with stylish Shaker-style cabinetry, quartz worktops and a comprehensive range of high-specification integrated appliances. A generous central island forms the heart of the room and, with its approximately 180-degree outlook, makes the most of the gardens and adjoining farmland.

A welcoming entrance hall and inner lobby, useful storage and a well-appointed utility room, finished to complement the kitchen, complete the ground floor. Upstairs, there are three generously proportioned bedrooms. Two are particularly striking roundel bedrooms, making full use of the oast's distinctive curved architecture and enjoying attractive views across the gardens and surrounding countryside. The third bedroom has its own individual character, together with a useful cloakroom tucked into the eaves.

The beautifully appointed family bathroom combines a generous walk-in shower with a traditional claw-foot bath, thoughtfully positioned to take advantage of the rural outlook. Extensive eaves storage provides valuable additional space. A pull-down ladder leads to the fully converted second-floor roundel. This exceptional and highly versatile room could serve a variety of purposes, including a teenage den, home office, studio or potentially as part of a principal bedroom suite. The elevated position provides spectacular far-reaching views towards the North Downs.

There is also scope to further enhance the accommodation, subject to the necessary consents. Lapsed planning consent exists for the addition of an en-suite bathroom, rear dormer and staircase within the main loft space (Ashford Borough Council reference 99/00171/AS).

Gardens and grounds:

The setting of Tanden Oast is undoubtedly one of its most desirable attractions. The sweeping pebble driveway winds through the grounds before opening into an extensive parking and turning area, centred around a mature Mulberry tree. The gardens extend to approximately 0.7 acre (unmeasured) and have been thoughtfully maintained, combining sweeping lawns, mature planting and established trees with a large paved terrace and substantial wildlife pond.

The terrace provides an excellent setting for outdoor dining and summer entertaining, while the gardens as a whole have a peaceful, natural quality which makes the most of the property's wonderfully private position. The property is understood to own two-thirds of the pond. Beyond the garden boundary, open grazing farmland stretches away into the surrounding countryside. With no immediate neighbouring properties overlooking the gardens, the result is a rare combination of privacy, openness and uninterrupted rural views. An original hop press provides an appealing focal point within the grounds and a charming reminder of the property's agricultural and Kentish heritage. A detached brick-built garage provides useful additional parking and storage, together with the considerable benefit of a cellar.

Location and Services

Tanden Oast occupies a peaceful rural position on the edge of High Halden, a well-regarded village surrounded by the rolling countryside of the Kent Weald. The property is ideally placed for enjoying the best of both worlds: a genuinely rural home with a wonderful sense of privacy, while remaining within convenient reach of both Tenterden and Ashford. Ashford International Station provides high-speed services to London St Pancras, while the wider road network offers access to the M20 and the Channel Tunnel. The area is also well served by a selection of highly regarded schools, including the Ashford grammar schools, together with a number of independent and preparatory schools.

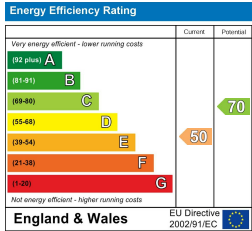
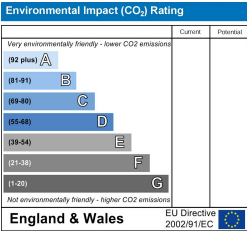
In summary:

Tanden Oast is a rare and highly individual country home, combining the architectural character and heritage of a traditional Kentish oast house with beautifully considered modern accommodation. With four bedrooms, versatile reception space, a spectacular converted roundel, approximately 0.7 acre of private gardens, direct views across open farmland, a detached garage and further potential for enhancement, the property offers a particularly appealing combination of character, privacy and contemporary comfort in a highly accessible part of the Kent Weald.

Property information:

EPC Rating: E
Council Tax: Band G
Local Authority: Ashford Borough Council
Services: Mains water and electricity, oil-fired central heating, electric underfloor heating to kitchen, private drainage

Viewing strictly by appointment by Vale and Marsh Ltd



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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