



Lambert & Foster



THE OAST

CRONKS FARM | HAMPSTEAD LANE | KENT | ME18 5HN

Set along a private driveway in Nettlestead Green, this impressive Oast conversion enjoys a secluded rural setting surrounded by Kent countryside, set within approximately 1.7 acres. Offering over 4,000 sq ft of versatile accommodation and outbuildings, the property features three reception rooms, a spacious kitchen/breakfast room, four bedrooms and three bathrooms, including distinctive roundel rooms. Outside, the extensive gardens include a swimming pool, pool house/garden room, workshop, storage and substantial garaging. Ideally located for Yalding, Maidstone, Tunbridge Wells and Paddock Wood, with excellent rail and road links, local amenities and the beautiful Kent countryside close at hand.

No Onward Chain.

Guide Price £750,000 - £775,000

FREEHOLD





THE OAST

CRONKS FARM, HAMPSTEAD LANE, NETTLESTEAD, KENT, ME18 5HN

- Impressive Oast conversion offering over 4,000 sq ft of accommodation and outbuildings
- Set within approx. 1.7 acres
- Four-bedroom, three-bathroom property for versatile living with character features throughout
- Extensive private gardens with swimming pool, pool house/garden room and workshop
- Excellent location for Yalding, Maidstone, Tunbridge Wells and Paddock Wood
- No Onward Chain

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///decisions.define.fortunate

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private Sewerage **Heating:** Oil

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: Band G **EPC:** D (55)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very Low **Surface Water:** Very Low

Reservoirs: Speak to Agent **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

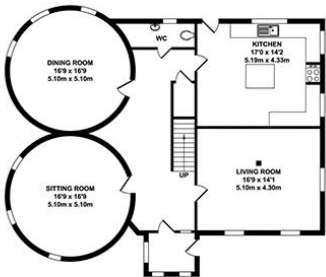
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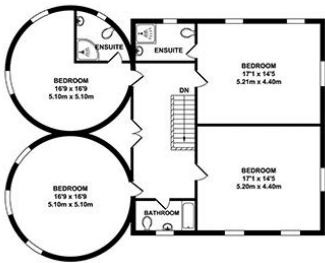
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FLOORPLANS

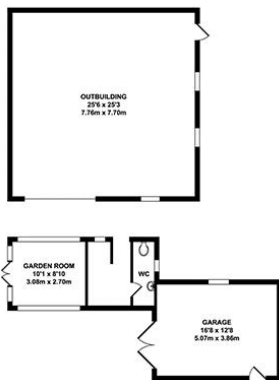
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR
APPROX. FLOOR AREA
1271 SQ.FT.
(118.04 SQ.M.)



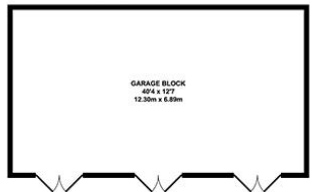
FIRST FLOOR
APPROX. FLOOR AREA
1226 SQ.FT.
(113.90 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
1029 SQ.FT.
(95.57 SQ.M.)



WORKSHOP
APPROX. FLOOR AREA
380 SQ.FT.
(35.28 SQ.M.)



GARAGE
APPROX. FLOOR AREA
912 SQ.FT.
(84.74 SQ.M.)

TOTAL APPROX. FLOOR AREA 4817 SQ.FT. (447.53 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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