



Lambert & Foster



THE ROUNDELS

TESTON ROAD | OFFHAM | KENT | ME19 5PF

Approached via a long sweeping driveway The Roundels is an impressive Grade II listed Oast house, dated from 1860 with a fantastic converted former granary providing versatile ancillary accommodation. There are three roundels and over 5,000sft of bright living accommodation. Outside, there are beautiful landscaped mature gardens including raised beds and greenhouse, garage and workshop. This charming five bedroom (two en-suite) semi-rural detached property is nestled on the edge of the picturesque village of Offham with its village green and local amenities.

West Malling station is nearby and provides great transport links into London.

Offered to the market with NO ONWARD CHAIN

Guide Price £1,500,000 - £1,600,000

FREEHOLD





THE ROUNDELS

TESTON ROAD, OFFHAM, KENT, ME18 5PF

- Charming grade II listed Oast in great condition with over 5,000 sqft of accommodation.
- Five bedrooms and three bathrooms (two en-suite)
- Excellent versatile workshop with annex above
- Landscaped mature beautiful gardens with garage
- Surrounded by countryside on the edge of a pretty village.
- Offered to the market with NO ONWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///causes.thus.arrive

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Filtration Plant System **Heating:** Oil Central Heating

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: Tonbridge and Malling Borough Council

COUNCIL TAX: Band G **EPC:** D (57)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

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

Low Risk **Reservoirs:** Unlikely **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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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

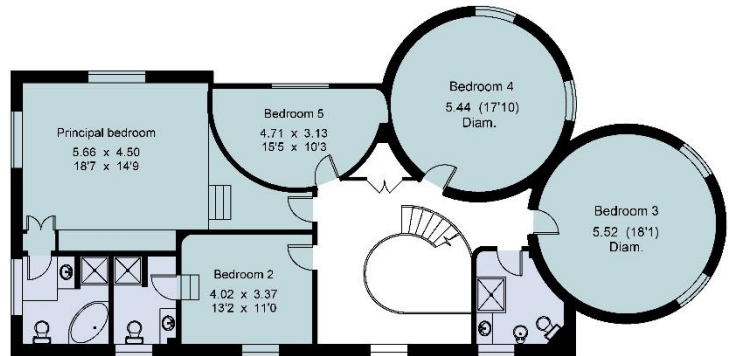
The Roundels, Offham

Gross internal area (approx) 366.7 sq m/ 3947 sq ft

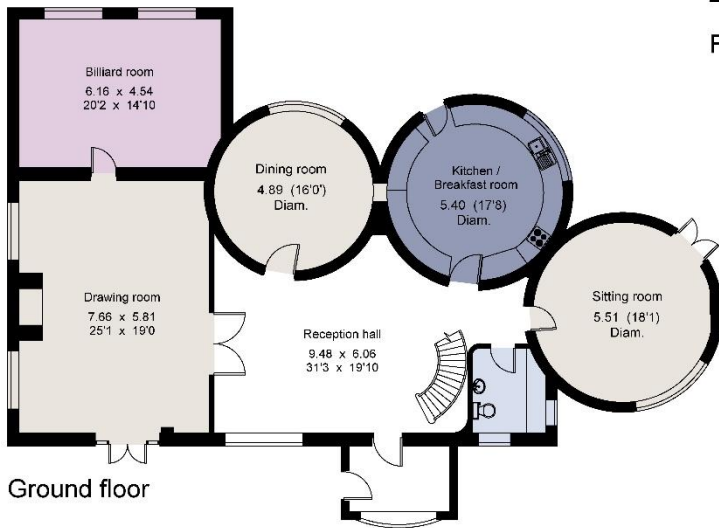
Garage 55.9 sq m/ 601 sq ft

Annexe 50.2 sq m/ 541 sq ft

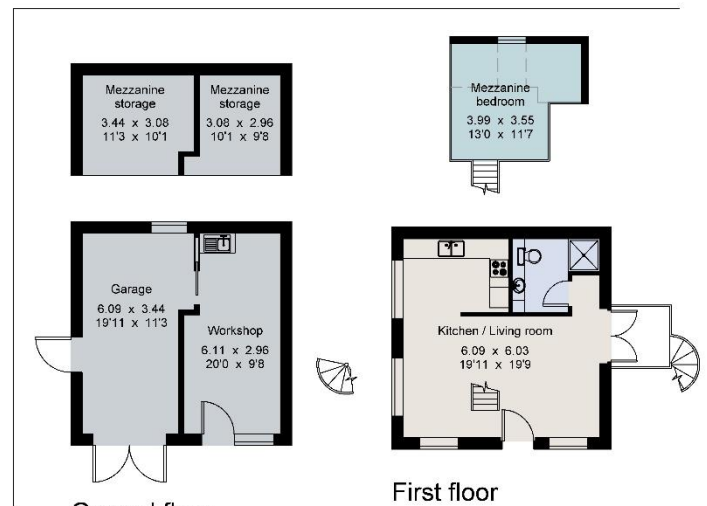
Total 472.8 sq m/ 5089 sq ft



First floor



Ground floor



Ground floor

First floor

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
 Tel. 01435 873 999
 Helix House, High Street
 Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High Street
 Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR 125 YEARS

