



Roundel House  
Durlock Road | Ash | Canterbury | Kent | CT3 2HU

FINE & COUNTRY





# Step inside

## Roundel House

If you dream of spending your days in an oast house on the outskirts of a village, then this delightful property could be the answer. Built around 2000, this is not an historic oast house but it incorporates plenty of period features that give it a wonderful character. It also includes all the contemporary aspects required by today's discerning owners, creating a fascinating period style property but with all the advantages of modern day materials and designed for 21st century living; giving you the best of both worlds.

Located on the lane that runs between Ash and Staple and surrounded by orchards and the countryside, it is accessed by a gravel driveway where you can park multiple cars. This is bordered by trees, close board fencing and shrub beds and a pathway to the entrance.

With its conical shaped roof, mellow brickwork, cedar cladding and attractive chimney it is immediately appealing and this is enhanced even further by the beautiful arched oak double front door. This leads to the entrance hall with its engineered oak flooring that flows through much of the ground floor and an open tread staircase with a glass and oak bannister. The hall is open plan to the lovely circular dining area in the oast where friends and family can enjoy the delightful ambiance.

The kitchen is completely open to the conservatory that has windows on three sides and French doors to the rear terrace providing a light and bright atmosphere, a seating area and views over the garden and beyond. The kitchen incorporates shaker style units housing a hob, built in double oven, fridge freezer and dishwasher while still leaving plenty of room for a large kitchen table and chairs.

There is a gorgeous dual aspect lounge with inset ceiling lights, a feature brick wall and an inglenook fireplace with a contemporary Swedish log burner. The fireplace is flanked by beamed shelving and includes an impressive Bressummer beam that spans the width of the wall and is believed to have come for an old ship. This floor also includes a cloakroom and a utility room as well as a study with a feature brick wall currently in use as a gym.

The first floor beamed and galleried landing includes a useful airing cupboard and access to a family bathroom and four double bedrooms. One is dual aspect with a painted wood floor and stunning views, another has a multi-pane casement window and also enjoys the rural views, while the charming circular room in the oast has an ensuite shower as does the spacious principal suite.

While on the second floor you will find a seating area with views to the top of the roundel and a fascinating arch through to a vaulted ceiling double bedroom with Velux windows. No doubt a teenager will instantly want to reserve this floor as it creates a very special 'hideaway' and somewhere to entertain their friends.

The charming garden includes a terrace that spans the width of the house with a pizza oven/barbecue and is ideal for al fresco dining or just sitting and enjoying the views. There is a wooden oak framed garage with upper storage facilities and a spacious lawn and a pergola covered archway leading to the kitchen garden with a greenhouse, raised vegetable beds and a new storage shed that backs onto orchards.



# Seller Insight

“ When I was searching for a new home I viewed about 20 properties but this was ‘the one’. It has been a fabulous home and I love the views and the quiet and tranquil environment. The oast house has been built to a very high standard but used a great deal of reclaimed items that give it such a special character. I will miss this place but it is time for me to downsize.

Although we are out in the country it is only a few minutes’ walk to the historic and charming village of Ash. It includes a plethora of medieval buildings and Tudor cottages as well as a Grade I Listed church that dates back to the 12th century. You will also find two convenience stores, a chemist, hairdressers and a beauty spa. For sporting enthusiasts there is the Ash rugby and bowling clubs while the friendly village hall offers zumba, tai chi, yoga and table tennis as well as other community activities from dog training to horticulture and fishermen can enjoy their angling at the Sandwich coarse fishery lakes.

There are farm shops nearby and the picturesque Chequers pub. This was a timber framed hall house dating from the 1500s and now offers a lovely selection of homemade food and a variety of wines and ales. There is also a good primary school and St Faith’s prep school. Staple is not far away with a village hall and recreation ground and the Black Pig pub and restaurant ‘avec chambres’. There is also a garden centre with a café and nearby is the award winning Barnsole Vineyard.

It is only eight minutes’ drive to the medieval Cinque Port town of Sandwich with its delightful pubs, restaurants and individual shops. Golfing addicts can enjoy their game at Princes and the world renowned St George’s championship course. Boating enthusiasts can moor their boats along the River Stour in Sandwich and other sporting activities are easily available. The area offers an excellent grammars school in Sandwich, Thanet and Dover as well as private schools in Dover, Canterbury and Ramsgate. From Sandwich there is the high speed train to London and a good road network to Dover, Canterbury, Folkestone, Thanet and London.”\*

\* 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.







### Travel

By Road:	
Sandwich Station	4.1 miles
Dover Docks	17.2 miles
Channel Tunnel	20.0 miles
Deal	9.8 miles
Canterbury	8.9 miles
Charing Cross	72.6 miles
Gatwick	74.8 miles

By Train from Sandwich	
St. Pancras	1hr 27 mins
Victoria	1hr 53 mins
Charing Cross	2hrs 10 mins
Dover	22 mins
Canterbury	40 mins

### Leisure Clubs & Facilities

Ash Rugby Club	07587 052060
Sandwich Coarse Fishery	07936 409912
Ash Village Hall	07590 360686
Sandwich Leisure Centre	01304 614947
Prince's Golf Club	01304 611118
Royal St. George's Golf Club	01304 613090
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	

### Healthcare

Dr Healy and Partners	01304 611608
The Market Place Surgery	08443 879997
The Butchery Surgery	01304 612138

### Education

Primary Schools:	
Kelsey and Cartwright Primary Ash	01304 812539
St Faiths Ash	01304 813409
Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Northbourne Park Prep	01304 611215
Wellesley Hadden Dene	01843 862991

### Secondary Schools:

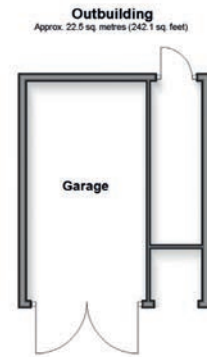
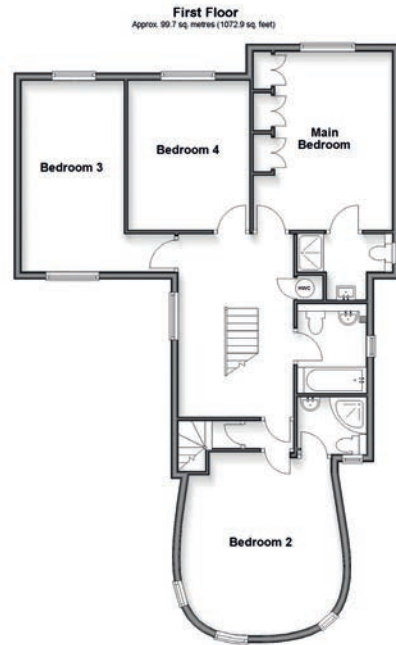
Manwood's Co-ed Grammar Sandwich	01304 613286
Duke of York's Royal Military School	01304 245023
Dover College	01304 205969
Kings School Canterbury	01227 595502
Sandwich Technology School	01304 610000
St. Lawrence College, Ramsgate	01843 572900
Dane Court Grammar, Broadstairs	01843 864941

### Entertainment

The Chequers Ash	01304 273680
The Five Bells	01304 611188
The Crispin Inn	01304 621967
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362
George and Dragon	01304 613106

### Local Attractions / Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Pegwell National Nature Reserve
Walmer, Dover and Deal Castles
Salutation House Sandwich



## GROUND FLOOR

Entrance Hall	
Dining Area	14'0 x 13'5 (4.27m x 4.09m)
Cloakroom	
Utility Room	9'0 x 5'3 (2.75m x 1.60m)
Study	9'3 x 8'1 (2.82m x 2.47m)
Kitchen/Conservatory	19'9 x 12'2 (6.02m x 3.71m)
Lounge	22'6 (6.86m) narrowing to 18'11 (5.77m) x 16'5 (5.01m)

## FIRST FLOOR

Landing	
Bedroom 3	16'5 x 8'11 (5.01m x 2.72m)
Bedroom 4	13'1 x 10'8 (3.99m x 3.25m)
Main Bedroom	13'11 x 11'2 (4.24m x 3.41m)
En Suite Shower Room	
Bathroom	7'10 x 6'1 (2.39m x 1.86m)
Bedroom 2	15'7 x 12'4 (4.75m x 3.76m)
En Suite Shower Room	

## SECOND FLOOR

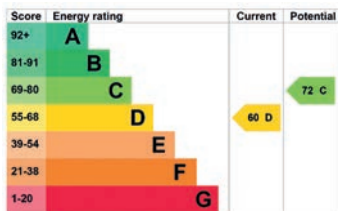
Bedroom 5	13'0 x 12'7 (3.97m x 3.84m)
Dressing Area	12'0 maximum x 11'7 maximum (3.66m x 3.53m)

## OUTBUILDING

Garage  
Store

## OUTSIDE

Driveway  
Front Garden  
Rear Garden  
Greenhouse  
Shed



Council Tax Band: G  
Tenure: Freehold

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