



Stelling Lodge Oast

Church Lane, Petham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully appointed country house offering extremely comfortable and generous family accommodation

A handsome home occupying a substantial former oast with almost 5,000 sq ft of elegant accommodation in which to relax and entertain. Set in a peaceful yet convenient rural location, surrounded by delightful gardens and grounds with a tennis court and a delightful holiday let



5 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



CAR PORT



ABOUT 1.88 ACRES



FREEHOLD



**RURAL/
VILLAGE**



4,831 SQ FT



**GUIDE PRICE
£1,450,000**



The property

Stelling Lodge Oast offers a wonderful home set in a picturesque rural position surrounded by Kent Downs countryside. The well-proportioned rooms provide extensive and generous accommodation catering perfectly for family life.

A large verandah-style porch sets the scene for this exceptionally stylish and liveable home, opening to a welcoming reception hall, off which is a bar and cloakroom.

Beyond the hall is a stunning drawing room with exposed timber beams, full-height windows and large fireplace fitted with a log burner. There is also a comfortable double aspect sitting room with two sets of French doors and a further fireplace.

At the heart of the house is the kitchen, fitted with traditionally styled units around a central island and an Aga. Practically positioned either side of the kitchen are a formal dining room and a breakfast room, the latter having bi-fold doors to the terrace.

A wing of the house contains the practical spaces that make a country house work, including a boot room, utility room and wine room. A study provides a tranquil workspace adjacent to a shower room. This wing could be used as a self-contained annexe, as desired.

Upstairs, the spacious landing leads to five bedrooms and a galleried study area which enjoys lovely views. The luxurious principal bedroom benefits from extensive built-in storage and an en suite bathroom, while two further bedrooms have en suite shower rooms. The remaining bedrooms are served by a generous family bathroom with a bath and separate shower.

















Outside

Stelling Lodge Oast is approached through a five-bar gate opening to a gravel drive which leads to the house and carport.

The extensive garden has been thoughtfully landscaped around expanses of lawn, sheltered terraces, and established flower and shrub beds. Established hedgerows, mature trees and a peaceful pond provide a lovely environment. There is also a tennis court.

'The Honeypot' holiday let is tucked away in a secluded area of orchard planted with apple, plum, greengage and mulberry trees. The cabin is a cosy hideaway imaginatively created from a spacious caravan. The accommodation comprises an open-plan kitchen and sitting area, a bedroom and a shower room.

An additional outbuilding provides storage, a log store and kennel.

Location

Stelling Lodge Oast occupies a picturesque rural position just outside the small village of Bossingham. The village has a village hall. A Post Office, a local pub and a primary school can be found in neighbouring Stelling Minnis. Further facilities and schooling are available in the surrounding villages.

Canterbury offers a wide range of cultural, sporting and recreational amenities, together with a good range of educational facilities, both in the independent and state sectors.

The A2 provides direct dual carriageway access to the motorway network and Canterbury West station provides High Speed services to London St Pancras in under an hour. Alternatively, Ashford International is within 16 miles, offering services to London St Pancras from around 36 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Chartham 5.5 miles
- Canterbury 6.2 miles
- Folkestone 13 miles
- Ashford 16 miles

Nearby Stations

- Chilham
- Chartham
- Wye
- Canterbury West and East
- Ashford International

Key Locations

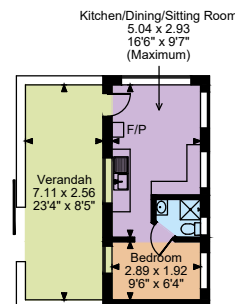
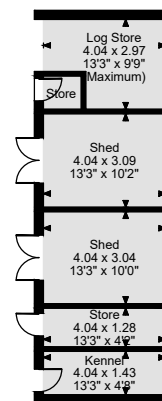
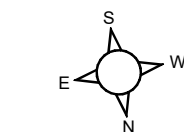
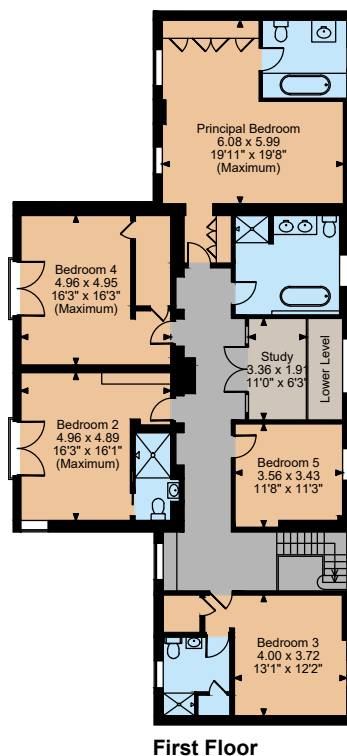
- Historic Canterbury
- Kent Downs AONB
- Ashford
- Folkestone
- Dover

Nearby Schools

- Stelling Minnis C of E Primary School
- Petham Primary School
- Bodsham C of E Primary School
- Elham C of E Primary School
- Barham C of E Primary School
- Stowting C of E Primary School
- Bridge & Patricxbourne C of E Primary
- Chartham Primary School
- Simon Langton Grammar Schools
- St Anselm's Catholic School
- The King's School, Canterbury
- St Edmund's School
- Kent College







Floorplans

Main House internal area 4,831 sq ft (449 sq m)
 Carport/Carriage Barn internal area 495 sq ft (46 sq m)
 Holiday Let/The Honeypot internal area 224 sq ft (21 sq m)
 Outbuilding internal area 540 sq ft (50 sq m)
 Total internal area 6,090 sq ft (566 sq m)
 For identification purposes only.

Directions

CT4 5PS

///what3words: rust.asked.products - brings you to the driveway

General

Local Authority: Folkestone & Hythe District Council

Services: Mains electricity and water. Oil fired central heating. We understand that the private drainage at this property does comply with the relevant regulations. Confirmation is being sought.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

EPC Rating: E

Tenure: Freehold

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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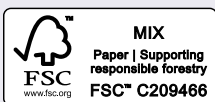
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Canterbury

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