



Fern Oast  
East Farleigh, Maidstone, Kent



## A Grade II Listed four bedroom oast house surrounded by just over 4 acres located in a rural setting

A family home sensitively converted from a former oast house, combining modern amenities with character features including circular rooms to provide a family home and entertaining environment. It is in a private setting on the fringes of a sought-after village, near to town centre amenities.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**4 ACRES**



**FREEHOLD**



**RURAL**



**2059 SQ FT**



**GUIDE PRICE  
£1,275,000**



### The property

Fern Oast is a handsome part-weatherboarded Kentish ragstone family home offering almost 2,100 sq ft of light-filled, flexible accommodation arranged over two floors. The house has been sensitively converted to combine all the amenities of modern living with two former oast kilns. Configured to provide an ideal and characterful family space and featuring elegant neutral décor throughout. The ground floor accommodation flows from a welcoming wooden-floored reception hall with useful modern cloakroom/shower room. This leads to a spacious dual aspect sitting room with wooden flooring, an exposed brick feature fireplace with woodburning stove and French doors onto the terrace. Opening off the sitting room there is a further separate circular sitting room and a circular dining room. The generous dual aspect kitchen offers a range of wooden wall and base units with modern integrated appliances and space for a good-sized table.

Stairs rise from the reception hall to a first-floor landing, which provides access to a double bedroom, a generous dual-aspect family room/double bedroom

featuring a skylight that extends down to wall glazing, flooding the space with natural light. The landing also leads to a spacious dual-aspect principal bedroom with a vaulted ceiling and passing through a dressing area to two circular bedrooms converted from the former oast. There is a modern family bathroom with both bath and separate shower, and a useful adjoining cloakroom.





## Outside

The property is approached through a five bar gate over a gravelled driveway providing private parking and giving access to a detached garage also converted from a former oast kiln with square base and pyramidal top. The open garden surrounding the property is laid mainly to expanses of level and gently-sloping lawn and features an area of light woodland, numerous seating areas, a garden pond with water feature and a generous block-paved terrace off the sitting room, ideal for entertaining and al fresco dining, the whole screened by mature trees. There are stunning views across the valley of open countryside.

## Location

Located in a beautiful setting surrounded by stunning countryside with plenty of walking opportunities on the banks of the River Medway and nearby Teston Lock. East Farleigh village offers amenities including local shopping, pubs with dining opportunities and a primary school. While neighbouring West Farleigh village has a church, village green, three pubs and a village sports club. Maidstone offers

more comprehensive facilities including high street and independent shopping, restaurants, cafés, pubs and recreational facilities. Communications links are excellent: the M20 and M2 give access to the motorway network, and rail services connecting to London are available from East Farleigh (1.1 miles) and Maidstone. Ashford International, the Port of Dover and the Channel Tunnel offer regular services to the Continent.



## Distances

- East Farleigh 0.9 mile
- Maidstone 2.4 miles
- West Farleigh 2.6 miles
- Sevenoaks 20.2 miles
- Ashford 22.6 miles
- London City Airport 37.7 miles
- Central London 42.5 miles

## Nearby Stations

- East Farleigh
- Maidstone East
- Maidstone West

## Key Locations

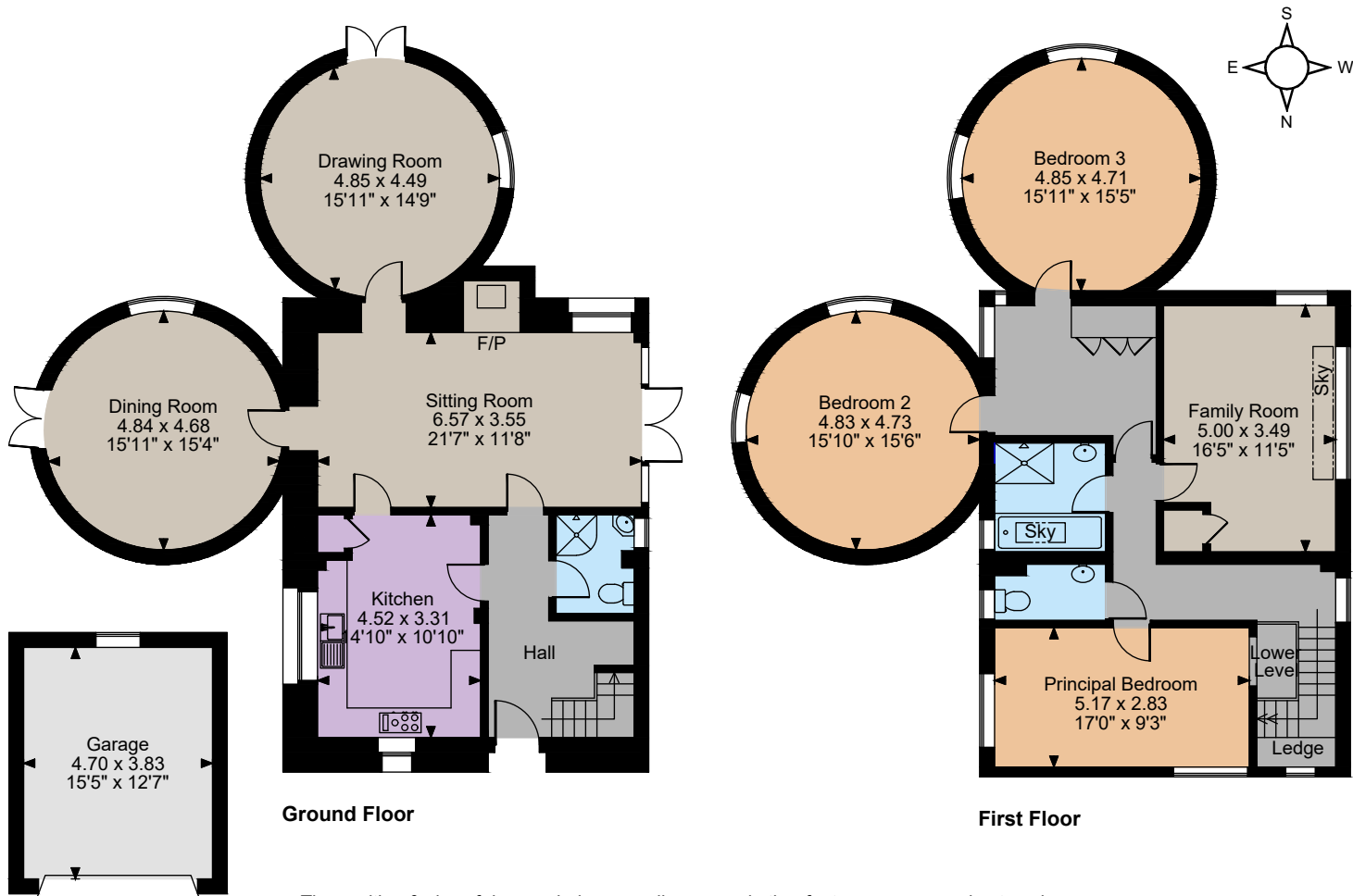
- Maidstone Museum
- Tyrwhitt-Drake Museum of Carriages
- Leeds Castle

- Rochester Castle
- Upnor Castle
- Mote Park
- Kent Life Heritage Farm Park

## Nearby Schools

- Maidstone Grammar School for Girls
- Maidstone Grammar School for Boys
- Invita Grammar School
- Oakwood Park Grammar school
- East Farleigh Primary school
- MEPA Academy
- OneSchool Global UK
- Sutton Valence
- Bethany





**Ground Floor**

**First Floor**

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

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**Floorplans**

Main House internal area 2,059 sq ft (191 sq m)  
 Garage internal area 194 sq ft (18 sq m)  
 Total internal area 2,253 sq ft (209 sq m)  
 For identification purposes only.

**Directions**

ME15 0HT  
 What3words: ///digits.rates.dish - brings you to the driveway

**General**

**Local Authority:** Maidstone  
**Services:** All mains, no gas  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G  
**EPC Rating:** E  
**Fixtures and Fittings:** TBC  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

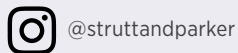
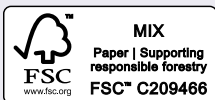
**Sevenoaks**

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