



# 5 Denstead Oast

Denstead Lane, Chartham Hatch, Kent



BNP PARIBAS GROUP 

## A spacious oast house requiring further renovation to create a wonderful home, with a paddock and a stable block

A charming Grade II Listed conversion with paddocks and a stable block, offering a rare opportunity. The property occupies part of a substantial 19th century oast house and is set in a picturesque rural setting close to Canterbury.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**ABOUT 4 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,873 SQ FT**



**GUIDE PRICE £775,000**



### The property

This splendid oast conversion offers four bedrooms and plenty of character, in a sought-after rural setting. The accommodation is arranged across three levels, with spacious, open reception rooms to the upper levels and flexible bedrooms on the ground and first floors. The property has a wealth of original details, including exposed timber beams to the upper levels. The house has been partly renovated with finishing still required, and therefore provides an opportunity for a new owner to impose their own identity and style on the house.

The two main reception rooms are the drawing room and the sitting room, both of which are on the second floor, offering plenty of space in which to relax. The sitting room features a stunning vaulted square kiln roof with its original timber beams, which creates a wonderful sense of space and light.

The drawing room sits above the open-plan kitchen and family area on a mezzanine-style arrangement with galleried areas overlooking the living space

below. The 30ft family area and kitchen is ideal for entertaining, with its modern fitted kitchen and exposed wooden flooring.

There are two double bedrooms on the ground floor level, as well as a games room, a family bathroom, a plant/utility and a storeroom.

The first floor has a further two bedrooms together with a second bathroom.

### Outside

The property forms part of a magnificent oast building comprising six properties in total, all of which share a driveway and parking.

Diagonally opposite the house is a private garden.

The paddocks lie beyond the shared drive. There is a timber-framed stable block with four stables and plenty of storage as well as a manège, both of which require attention.



## Location

The property is in a convenient rural setting within easy reach of Canterbury and just outside the small village of Chartham Hatch.

Chartham Hatch has a village hall and a recreation ground, while the charming, larger village of Chartham has a local store, a village hall and a local pub, as well as a mainline station providing direct services to London Victoria or, via Canterbury West, to London St Pancras (with journey times of under an hour). There is a primary school in Chartham, while secondary schooling can be found nearby in Canterbury.

The bustling cathedral city of Canterbury is less than four miles away, with its excellent shopping, leisure and entertainment facilities. The village enjoys easy access to both the M2 and M20. The area has good access to the Continent via Eurotunnel and the Port of Dover.



## Distances

- Canterbury 3.8 miles
- Faversham 6 miles
- Whitstable 8.5 miles
- Ashford 12.5 miles

## Nearby Stations

- Chartham
- Chilham
- Canterbury East
- Canterbury West
- Selling

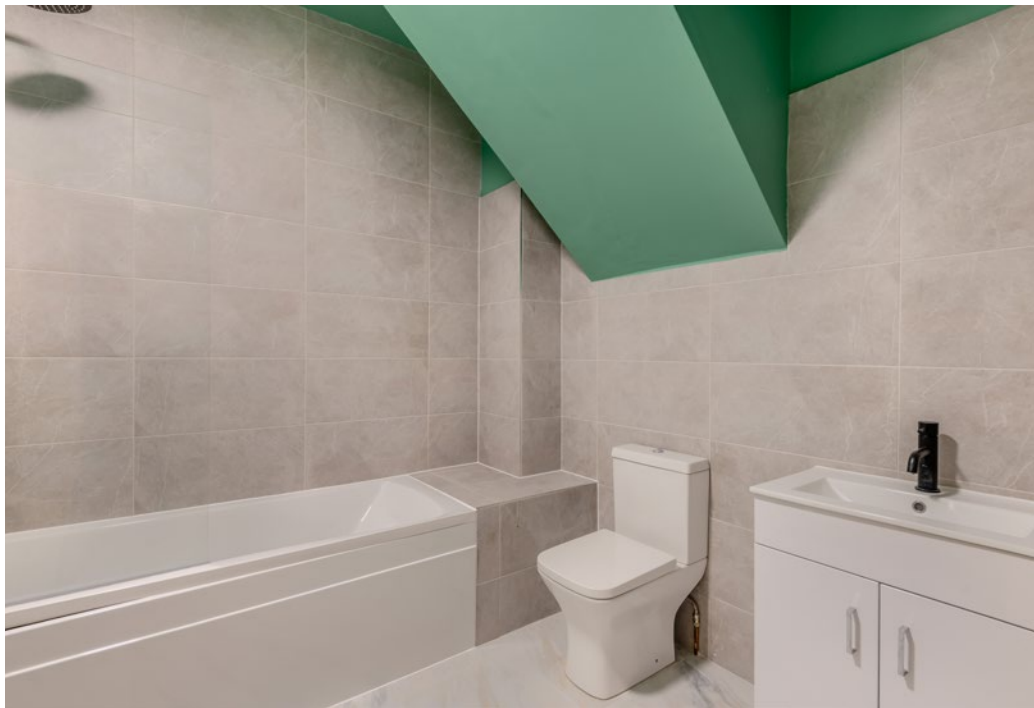
## Key Locations

- Canterbury
- Faversham
- Whitstable
- Kent Downs National Landscape
- Chilham
- Ashford Designer Outlet
- Port of Dover

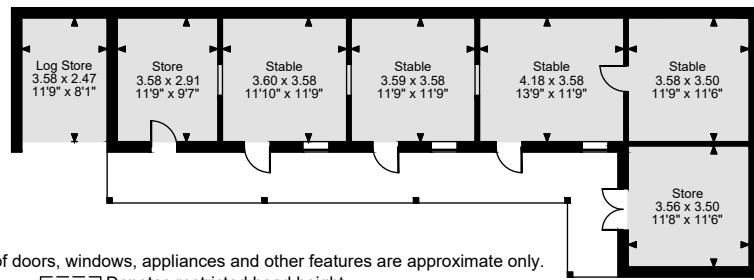
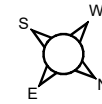
## Nearby Schools

- Kent College Nursery, Infant & Junior
- Chartham Primary School
- The Canterbury Primary School
- Kent College International Study Centre
- Kent College (Canterbury)
- Blean Primary School
- The Canterbury Academy
- Simon Langton Girls and Boys Grammar Schools
- St Edmund's School Canterbury
- Wincheap Foundation Primary School
- Boughton-under-Blean and Dunkirk Primary School









The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height  
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**Floorplans**

House internal area 2,873 sq ft (267 sq m)  
 Outbuilding internal area 949 sq ft (88 sq m)  
 Total internal area 3,822 sq ft (355 sq m)  
 For identification purposes only.

**Directions**

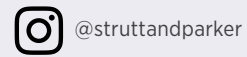
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**General**

**Local Authority:** Canterbury City Council  
**Services:** Mains electricity, water and drainage, Oil-fired heating  
**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
**Council Tax:** Band G  
**EPC Rating:** Band C  
**Tenure:** Freehold

**Canterbury**

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