



Holbeam, Holbeam Road, Stalisfield, Kent

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Holbeam

Holbeam Road, Stalisfield, Kent ME13 0HS

A quintessential flint farmhouse and oast, Grade II listed, with total seclusion

M2 (Junction 6) 5.4 miles, Faversham 5.7 miles, Faversham station 5.9 miles (London St Pancras from 68 minutes), Canterbury 14.5 miles

Holbeam: Reception hall | Sitting room | Dining room | Orangery | Kitchen/breakfast room
Utility | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom
Shower room | Wine cellar | EPC rating F

The Granary annexe: Open plan sitting room and kitchen | 2 Bedrooms | Bathroom | EPC rating D

Extensive garaging | Workshop | Garden store
Garden | Paddock | In all about 9 acres

The property

With superb 360° views over the North Downs, Grade II listed Holbeam stands sentinel in a beautiful countryside location, with its 9 acres of land offering complete privacy and tranquillity. A substantial former oast house, set within a walled courtyard, provides extensive garaging and ancillary accommodation. Properties of this quality and setting rarely see the market.

The accommodation has great integrity with a wealth of original period features, such as the elegant staircase, original fireplaces and exposed timbers. Large sash windows welcome plenty of natural light and offer charming views over the gardens and countryside beyond.

The whole of the roof has recently been replaced and will be guaranteed for 25 years.

The main reception room is the 38ft sitting room with an open fireplace and French doors opening onto the garden. Double doors connect to the light, airy orangery that leads through to a former outhouse, converted to provide a

utility, shower room and workshop. The formal dining room catches the morning light and is set opposite the traditional kitchen/breakfast room with space for all the necessary appliances.

The elegant staircase rises to a generous landing, with a principal bedroom with built-in storage and an en suite shower room. There is a family bathroom, a second double bedroom and a further bedroom, currently arranged as an office.

The house has a huge wine cellar with original brick flooring, providing further storage and space for home appliances.

The Granary annexe

The annexe is located on the first floor of a former oast and comprises an impressive open-plan living space with vaulted ceiling and exposed timbers. There is a sitting area, a fully equipped kitchen, a bathroom and two bedrooms, one of which is on a mezzanine level.

Extensive garaging and storage space is located on the ground floor. The oast roundel provides further storage.

Outside

The property is set in a delightful garden which backs onto open fields and rolling countryside. The garden includes immaculate lawns, peaceful meadows, an orchard, a croquet lawn, paved terracing and a walled garden with well-stocked flowerbeds, paved pathways, a gravel turning circle.

The grounds also include a pond and a large open paddock across the lane.

General

Local Authority: Swale Borough Council

Services: Holbeam has mains electricity and water and septic tank drainage; oil heating to the main house and LPG heating to the annexe

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000









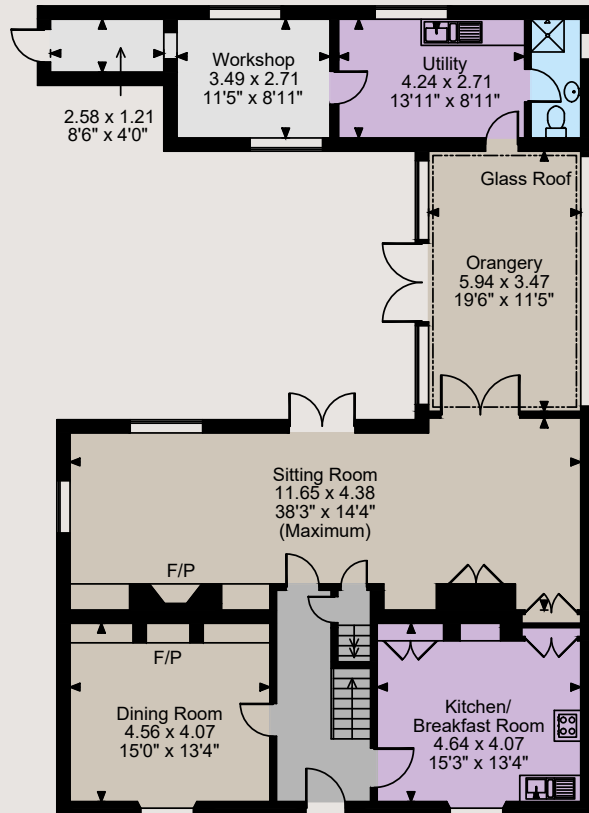
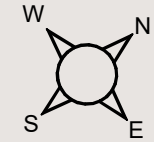




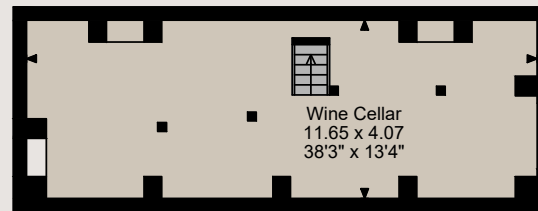




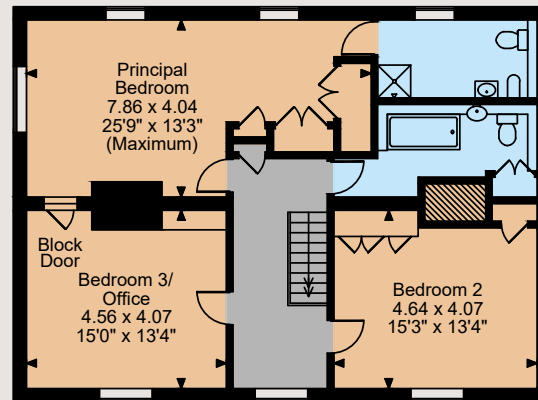
Holbeam, Holbeam Road, Stalisfield
 Main House internal area 3,159 sq ft (294 sq m)
 Garage internal area 806 sq ft (75 sq m)
 Garden Store internal area 290 sq ft (27 sq m)
 Annexe Above Garage internal area 835 sq ft (77 sq m)
 For identification purposes only.



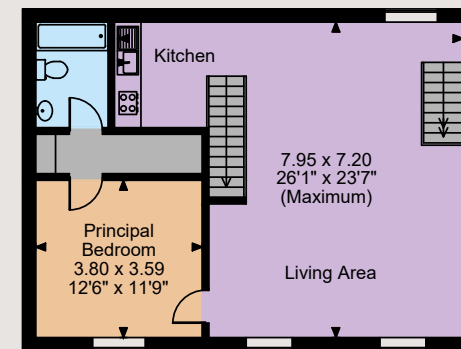
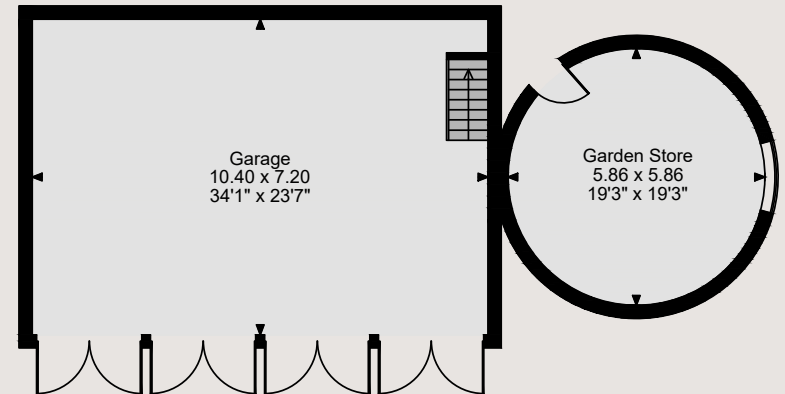
Ground Floor



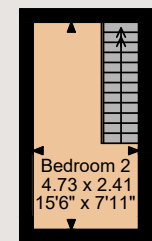
Cellar



First Floor



Annexe Above Garage



Mezzanine

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

Holbeam is situated in a tranquil rural location in the heart of the Kent Downs AONB, to the south of Faversham. Nearby Stalisfield has a local pub and a village hall, while Charing has several local amenities, including shops and a primary school. Further schooling is available in the surrounding villages, including the Ofsted Outstanding-rated Sheldwich Primary School.

Faversham, with its medieval market square, has an Ofsted Outstanding-rated grammar school and a station providing commuter services to London as well as the High-Speed link to London St Pancras. Nearby road connections include the M2, which is just over 5 miles away.

Canterbury offers cultural interests, an excellent shopping centre, well regarded schools, colleges and two universities. The Faversham Golf Club at Belmont Park is about 2 miles away. The area has good access to the Continent.

Directions

From M2 (Junction 6): Exit and take the A251 Ashford Road south towards Ashford. After 2.8 miles, turn right onto Bagshill Road and continue for 1.75 miles before turning left onto Stalisfield Road. Continue for a mile, then turn right onto Holbeam Road. The property will be on the left after approximately 0.2 mile.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

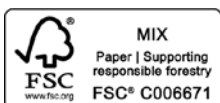
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