Kenfield Oast
Petham

Strutt & Parker

Land and property. Since 1885.

3,992 sq ft (371 sq m) | Freehold
4 reception rooms | 5 bedrooms and 3 bathrooms
Swimming pool and tennis court | Garaging | Garden | About 1.14 acres

Guide price £1,350,000

A substantial Grade II listed oast house set in beautiful gardens with a tennis court and swimming pool in a peaceful yet accessible position

Dating from 1837, Kenfield Oast is a magnificent Grade II listed home with three striking roundels and full of wonderful features and character. Comprising almost 4,000 square feet of accommodation, the property sits within delightful gardens in a peaceful and picturesque Kent countryside setting.

The main range of the house connects with the stunning spaces within the roundels creating a very comfortable family home. The reception rooms include a well-proportioned drawing room with a fireplace, while the roundels provide further reception space including a useful study and a charming sitting room, as well as a formal dining room with a dramatic vaulted ceiling.

The welcoming kitchen provides the heart of the house with traditional wooden cabinetry and mellow herringbone brick flooring arranged around an Aga. The adjoining utility room, pantry and boot room provide the excellent, practical spaces so essential in a country house.

Upstairs there are five well-proportioned bedrooms, two of which are located in the roundels, and include a generous principal suite with built-in wardrobes and an en suite bathroom. The remaining bedrooms are served by a family bathroom and family shower room. Stairs continue from the first-floor landing to a useful loft.

The property is set within delightful gardens. At the entrance, the gravel driveway leads to the house and provides plenty of parking, as well as access to the garage block.

The gardens to both the front and rear include expansive lawns, an array of mature trees, established hedgerows and colourful flowering perennials. There is also a large terrace for al fresco dining, as well as a discreetly located swimming pool and tennis court set on rising ground with beautiful views.

Location

Kenfield enjoys a peaceful rural setting on the edge of Petham, surrounded by rolling Kent countryside yet within easy reach of Canterbury.

Petham has a primary school, church and village hall. Further everyday amenities can be found in nearby Chartham, including a local shop, a doctor's surgery and a village pub. Canterbury less than 5 miles to the north, provides an array of shops, restaurants, cultural attractions and grammar schools. Nearby independent schools include Kent College, St Edmund's School and The King's School, all within convenient reach.

Transport links are excellent with trains from Chartham station providing connections to both Canterbury West and Ashford International stations offering high-speed services to London St Pancras. The A2, M2 and the M20 provide swift road access to London and its airports, as well as to the port of Dover and the Eurotunnel terminal at Folkestone.

Postcode region: CT4

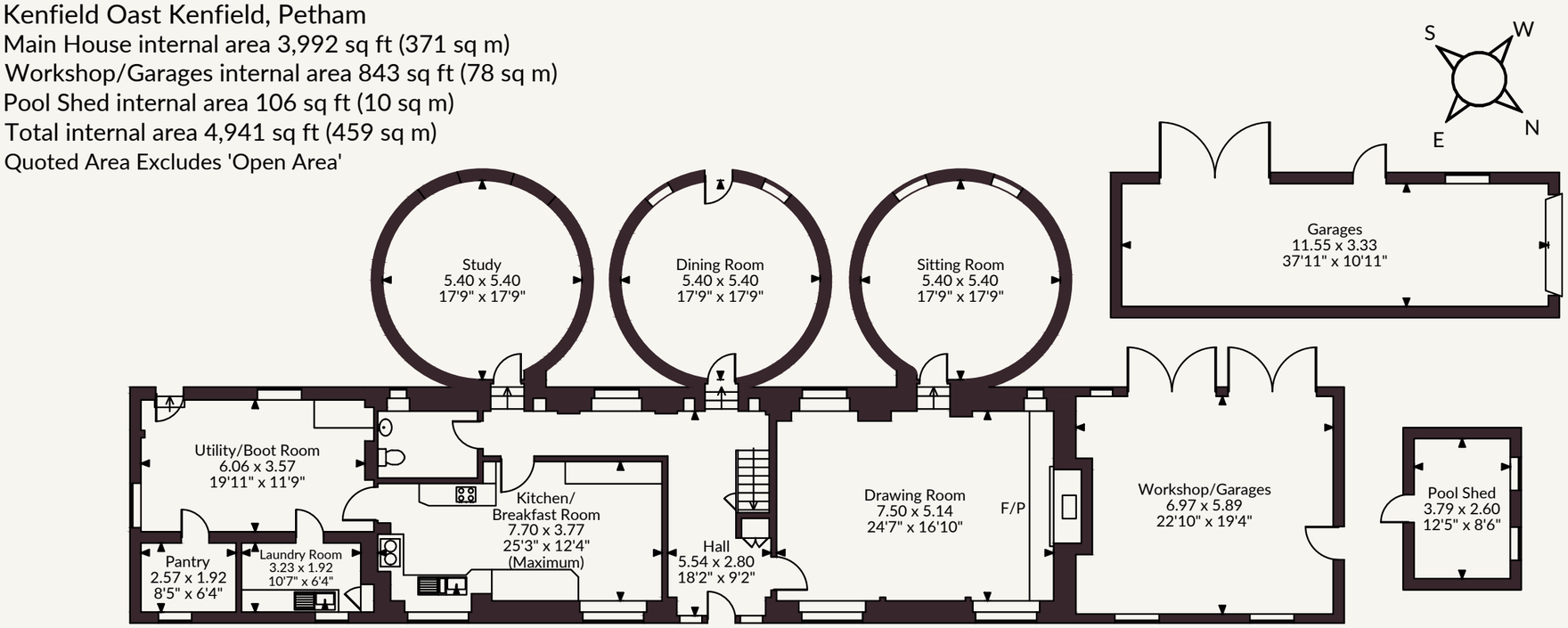
General

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

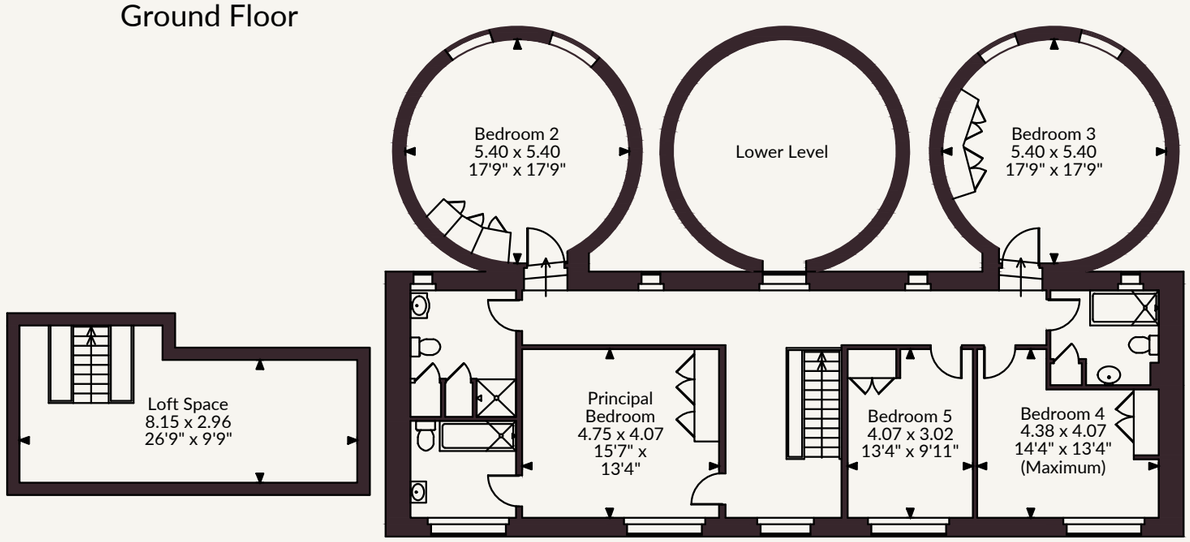
Agent's Note

Further land and stables available by separate negotiation

Kenfield Oast Kenfield, Petham
Main House internal area 3,992 sq ft (371 sq m)
Workshop/Garages internal area 843 sq ft (78 sq m)
Pool Shed internal area 106 sq ft (10 sq m)
Total internal area 4,941 sq ft (459 sq m)
Quoted Area Excludes 'Open Area'



Ground Floor



First Floor

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