

3 Parsonage Farm Oast, Nine Ash Lane
Boughton-under-Blean



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A striking and substantial oast house conversion blending historic character with contemporary design, set within a picturesque rural landscape and offering versatile living space across three floors.

3 Parsonage Farm Oast is a remarkable period conversion that successfully combines the architectural heritage of a traditional Kentish oast with sleek, modern interiors. The property features characteristic brick and stone elevations beneath a tiled roof with an iconic cowl. Internally, the home offers more than 2,700 sq ft of elegantly modernised accommodation, thoughtfully arranged and defined by exposed timber beams, vaulted ceilings and high-quality finishes throughout.

The heart of the home is the impressive open-plan kitchen and dining area, featuring a central island, vibrant blue worktops, slate flooring and a comprehensive range of integrated appliances. French doors open directly onto the terrace, creating a natural extension of the living space and a seamless flow for indoor-outdoor living. The dual-aspect sitting room provides a more formal retreat, centred around a contemporary glass-fronted log burner, and complemented by wood flooring.

The first floor comprises a principal suite with a modern en suite shower room, along with two further bedrooms—one benefiting from a Juliet balcony and built-in storage—served by a well-appointed family bathroom. The second floor provides two more bedrooms, one with Juliet balcony, with an additional bathroom between them. The generous fifth bedroom is currently being used as a home office and games room.

The property is set within beautifully landscaped gardens, featuring a large, decked area with hot tub and a separate patio, both designed for outdoor relaxation and entertaining. A bespoke outdoor kitchen with pizza oven, built-in grill and shaded pergola creates an exceptional setting for al fresco dining.

The property is approached via a private driveway leading to a detached double garage. There is ample space above the garage, offering potential to convert into a home office/bonus room, subject to any necessary consents. The surrounding countryside provides far-reaching views and a peaceful rural setting.

2,740 sq ft (255 sq m) | Freehold
2 reception rooms | 5 bedrooms and 3 bathrooms
Double garage | Landscaped gardens | About 0.18 of an acre

Guide price £825,000

Location

Set within the sought-after village of Boughton-under-Blean, the property enjoys a peaceful rural setting while remaining well placed for nearby amenities. The bustling market town of Faversham is just a short drive away and offers a wide range of independent shops, cafés, restaurants and leisure facilities, while the historic city of Canterbury provides extensive cultural, retail and dining options.

The area is well served for education, with highly regarded grammar schools including Queen Elizabeth's Grammar School (Faversham) and the Simon Langton Grammar Schools (Canterbury), alongside independent schools such as Lorenden Preparatory School and Kent College.

Transport links are excellent, with the M2 providing access to London and the coast, while High Speed rail services from Faversham offer fast connections to London St Pancras. Ebbsfleet International (33 miles) is easily reached and offers regular High Speed services to London St Pancras from around 18 minutes. Canterbury, Faversham and Selling also offer rail services to London. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: ME13

General

Local Authority: Swale Borough Council

Services: All mains services; gas heating

Planning: Prospective purchasers should make their own

enquiries of Swale Borough Council

Council Tax: Band F

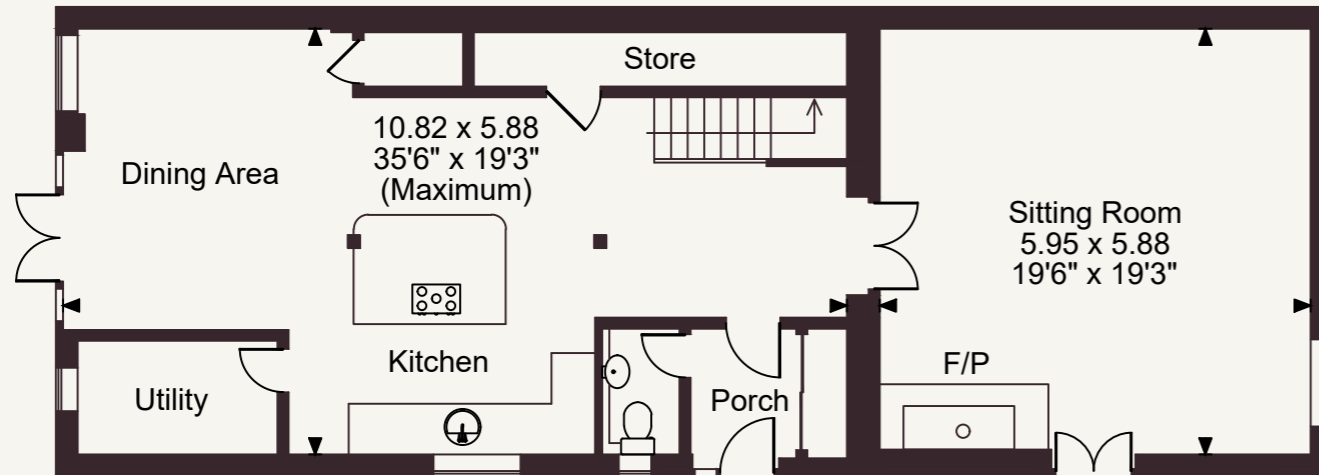
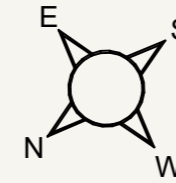
EPC Rating: D

Mobile and Broadband checker: Information can be found here

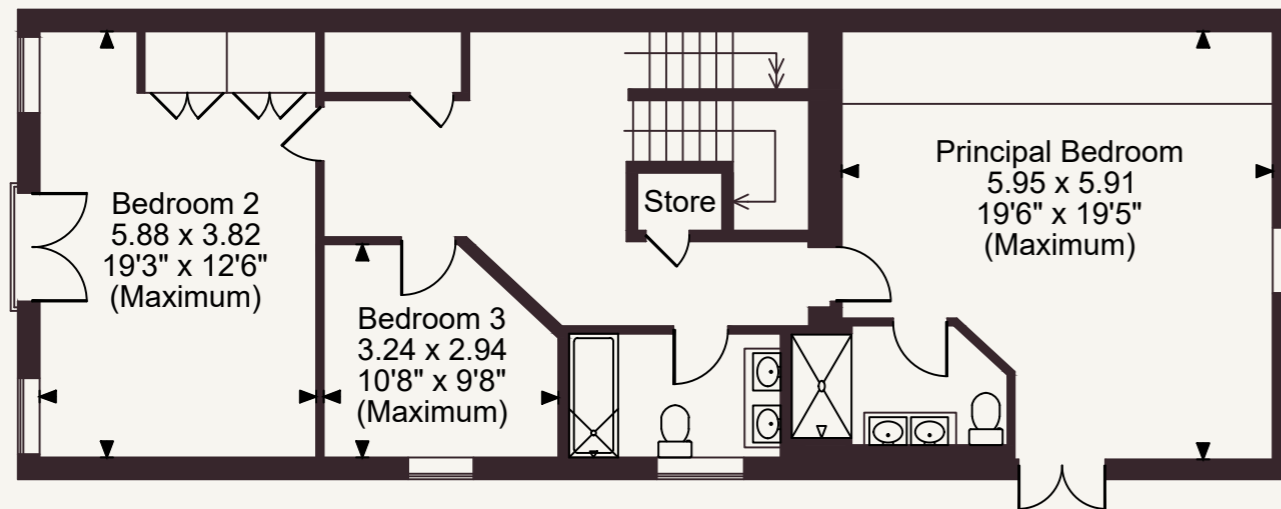
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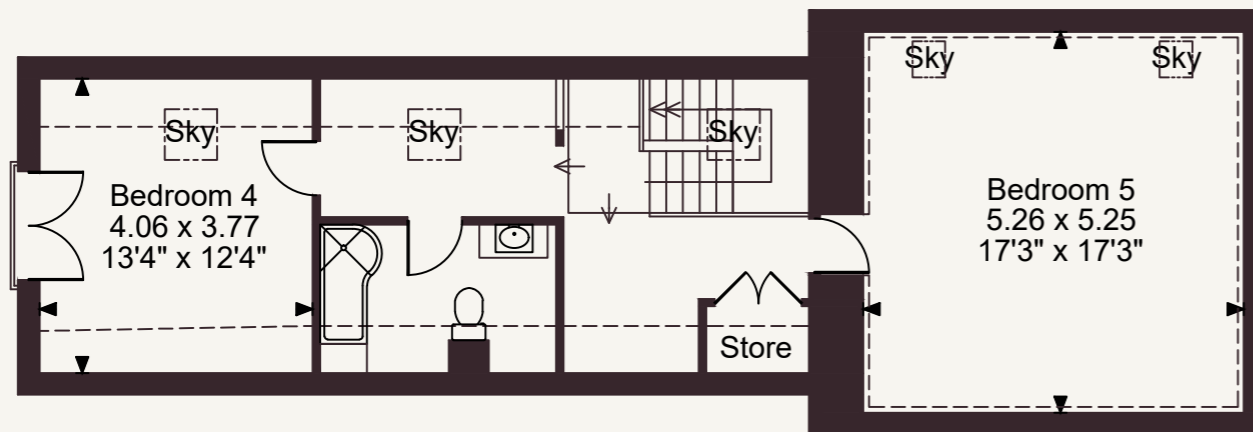
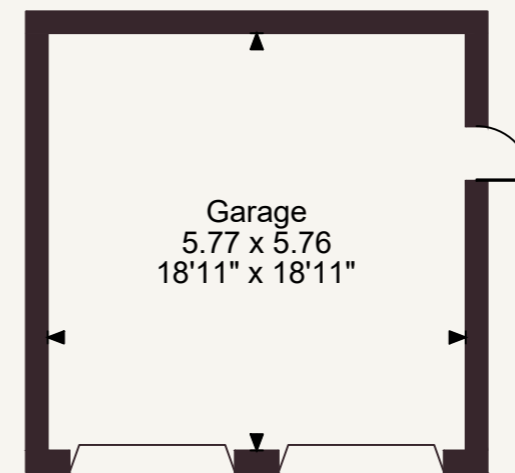
Parsonage Farm, Oast Nine Ash Lane, Boughton-under-Blean
 Main House internal area 2,740 sq ft (255 sq m)
 Garage internal area 358 sq ft (33 sq m)
 Total internal area 3,098 sq ft (288 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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