



Oast Cottage, Runhams Farm, Harrietsham, Kent

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**STRUTT
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Oast Cottage Runhams Farm, Runham Lane, Harrietsham, Kent ME17 1NH

A charming ragstone oast and period stable.

Harrietsham station 1.5 miles (London Victoria from 71 minutes), Lenham 2.5 miles, M20 (Junction 8) 4.6 miles, Headcorn 5.9 miles, Maidstone 9.1 miles, Ashford 12.5 miles

Entrance hall | Sitting room | Dining room
Kitchen | 2 Bedrooms | Family bathroom
Paddock | Stable building | EPC rating E

About 0.99 of an acre

The Property

Oast Cottage is a delightful building of ragstone and weatherboarded elevations. Once part of Grade II listed Runhams Farm, the property enjoys a pretty setting adjacent to the original farmhouse.

Ready for some updating, the ground floor comprises a roundel sitting room, a dining room and a kitchen.

Upstairs are two bedrooms, one of which is in the roundel, and a bathroom.

Outside

Oast Cottage enjoys a generous holding of just under an acre, much of which is a paddock.

There is a substantial ragstone stable providing storage and potential, subject to any necessary consents.

Location

Harrietsham is within the North Downs Area of Outstanding Natural Beauty, offering ample opportunities for cycling, walking and riding. Everyday amenities include a Co-op, M&S food hall at the service station, doctor's surgery and a railway station with London links.

Additional facilities are available in nearby Lenham, Headcorn and the county town of Maidstone.

Transport links are excellent, with the M20 just under five miles distant. Nearby schools include state grammars in Maidstone and Sutton Valence Independent School.

General

Local Authority: Maidstone Borough Council

Services: Mains electricity and water. We understand that the private drainage at this property may not comply with the relevant regulations. Confirmation is being sought. Oil heating.

Council Tax: Band D

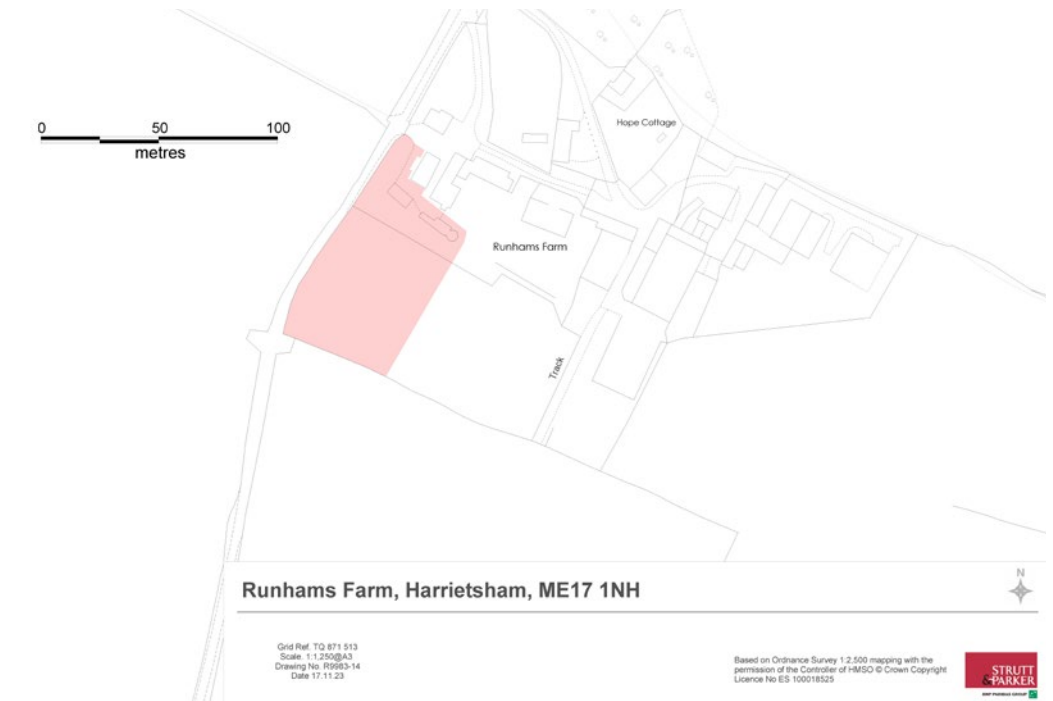
Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Planning: Prospective purchasers should make their own enquiries of Maidstone Borough Council

Tenure: Freehold

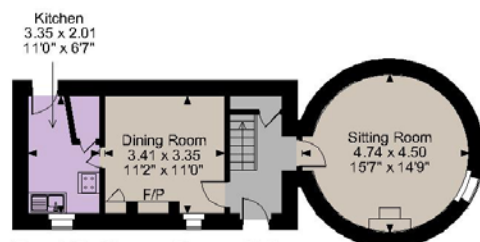
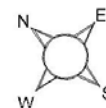
Agent's Notes: Oast Cottage enjoys a right of way over Runhams Farm. Please contact the agent to discuss fencing requirements.

Guide Price: £425,000

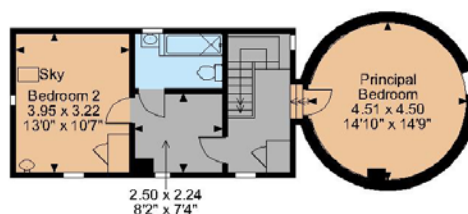




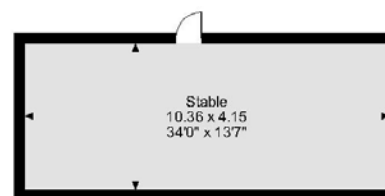
Oast Cottage, Runhams Farm, Runhams Lane, Harrietsham
 Oast Cottage internal area 933 sq ft (87 sq m)
 Stable internal area 463 sq ft (43 sq m)
 For identification purposes only.



Oast Cottage Ground Floor



Oast Cottage First Floor



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

From M20 (Junction 9): Exit and follow signs for the A20 for just over 9 miles before turning left onto Faversham Road and proceeding along the High Street and Headcorn Road. Continue onto Sandway Road and after 0.8 mile, turn left onto Runham Lane, where the property will be found on the left.

Canterbury

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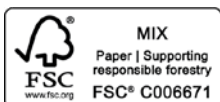
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