Beautifully presented Grade II listed oast and barn conversion

Little Halden Oast House, Rolvenden TN17 4JL

Freehold
Description
Little Halden Oast House is a beautifully presented triple kiln oast and barn conversion. Believed to date, in part, from the Jacobean period with later mid 19th century additions and reputedly one of the last working oasts up until 2004 is was fully renovated in 2012.

This stylishly appointed 5 bedroom family home which occupies an idyllic rural setting, features well proportioned reception rooms, perfect for entertaining, a fully fitted modern kitchen with range cooker and contemporary bath and shower rooms. A wealth of exposed oak timbers, beams and brickwork add to the character and charm of the modern interior. In addition, this versatile home benefits from a detached cart barn which the current owners have sympathetically converted to incorporate excellent overflow/ancillary accommodation including a guest suite and first floor studio or home office.

Situation
Falling within Cranbrook School catchment area (2019) Little Halden Oast House is situated about 2 miles to the west of the historic and sought-after town of Tenterden with its extensive range of independent shops, together with Tesco and Waitrose supermarkets, leisure centre, cricket and golf clubs.

Rail services: A high speed service runs between Ashford and London St Pancras in about 37 minutes. Eurostar trains are available from Ashford International. Trains run from Headcorn to London Bridge in under 1 hour.

Motorway Links: The M25 can be accessed via the M20 at junction 8 providing links to Gatwick and Heathrow airport and other motorway networks.

Directions
From Cranbrook proceed south on the A229 and at Hartley Dyke turn left onto the B2086, signposted to Benenden. Proceed through Benenden staying on this road until reaching Rolvenden village. At the T-junction turn left signposted to Tenterden and continue along the A28 for 0.9 of a mile, shortly after the bend there is a private lane on the left and grass triangle, proceed down the lane for about 0.3 of a mile and Little Halden Oast House will be found on the left hand side

Services
Electric underfloor heating to the ground floor and LPG fired radiators to the first floor. Mains water and electricity. Private drainage
Little Halden Oast House, Rolvenden
Gross internal area (approx) 291.4 sq m/ 3,137sq ft
Outbuilding 86 sq m/ 926sq ft
Total 377.4 sq m/ 4,062sq ft

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