



# A well presented, rurally situated oast house

Lenham Road, Headcorn, Ashford, Kent, TN27 9LQ

£795,000 Freehold





Reception Hall • Sitting Room • Kitchen • Dining Room •  
Cloakroom • Main Bedroom • Three Further Bedrooms •  
Family Bathroom • Delightful Gardens • Double Garage

#### Local Information

The popular village of Headcorn (1.4 miles) has a good range of shops catering for everyday needs and major supermarkets can be found in Tenterden (9.6 miles), Ashford (13.5 miles), Maidstone (10.5 miles) and Tunbridge Wells (24.2 miles).

#### Mainline Stations

Mainline rail services run from Headcorn to London Charing Cross and Cannon Street whilst trains to London Victoria run from Lenham station. A high speed train service runs from London St Pancras to Ashford in about 37 minutes.

#### Education

Like many parts of Kent there are an excellent selection of schools in the area. In the state sector there are grammar schools for boys and girls in Maidstone, Canterbury, Faversham and Ashford, various local primary schools and in the private sector independent girl and boy's schools in Ashford, Sutton Valence, Canterbury and Tonbridge.

#### Motorway links

The M25 via the A21 can be accessed at J5 and the M20 via J8, both providing links to Gatwick and Heathrow airport and other motorway networks and channel tunnel terminus.

#### About this property

Bramling Oast is a well presented four bedroom oast house situated rurally on the edge of Headcorn about 1.5 miles from Headcorn mainline station.

Formally named from Bramling Hops, this four bedroom oast house offers good family accommodation, together with a southerly facing garden.

Internal accommodation comprises a spacious roundel reception hall with cloakroom, a bright sitting room features exposed Bethersden marble to one wall and has a door to the terrace. The kitchen is fitted with a range of cupboards, Bosch dishwasher, Hotpoint washing machine and various other appliances. A dining room and utility area with storage space completes the ground floor accommodation.

On the first floor are four attractive bedrooms which all benefit from built in storage cupboards. These are served by one family bathroom. All bedrooms enjoy a beautiful view to the rear garden, the main bedroom being double aspect.

Bramling Oast is approached via a gated entrance with a driveway which has parking for at least five cars. To the rear of the property, the attractive south facing garden



lies mainly to lawn with a beautiful willow tree and to the centre is a fenced orchard with pear and plum trees. Externally, the property features some Bethersden marble which originates from the local village of Bethersden.

**Tenure**  
Freehold

**Local Authority**  
Maidstone Borough Council  
Tax Band 'G'

**Directions**  
From the centre of Headcorn village turn right into Kings Road and continue along this road (which merges into Lenham Road) for about 0.6 miles and the entrance to Bramling Oast will be found shortly on your right.

**Energy Performance**  
EPC Rating = D

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.  
Telephone:  
+44 (0) 1580 720 161.





Lenham Road, Headcorn, Ashford, Kent, TN27

Gross Internal Area 1728 sq ft, 160.5 m<sup>2</sup>

Garage 46.8 sq m / 504 sq ft

Total 207.3 sq m / 2232 sq ft

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Approximate Area = 160.5 sq m / 1728 sq ft

Garage = 46.8 sq m / 504 sq ft

Total = 207.3 sq m / 2232 sq ft

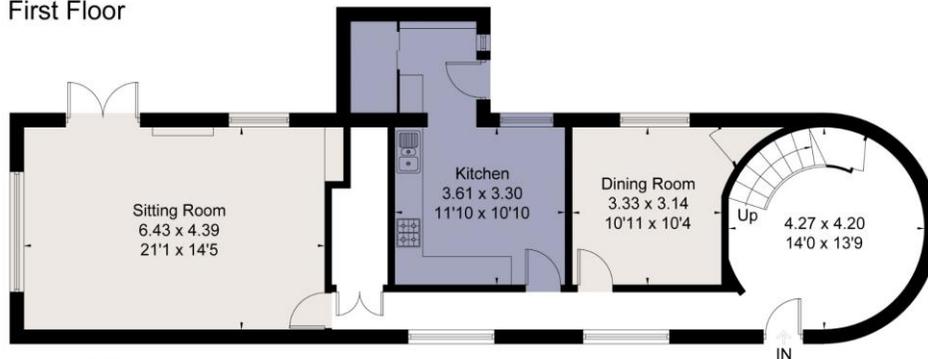
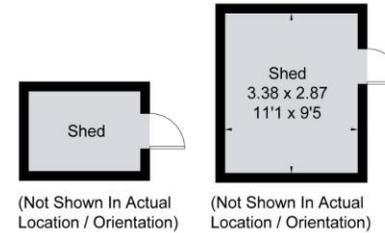
(Excluding Void / Sheds)

For identification only. Not to scale.

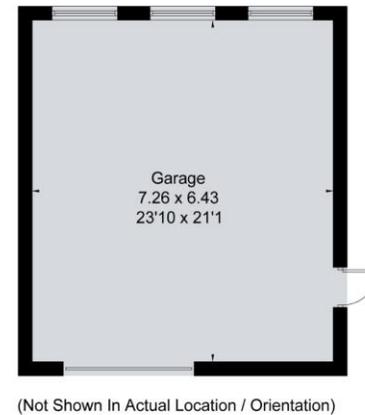
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First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>55</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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