



Charming unlisted four bedroom conversion

Lewsome Farm, Boughton Road, Maidstone, Kent, ME17 2BE

Guide £1,135,000 Freehold

savills



Entrance Hall • Sitting Room • Dining Room • Kitchen /Breakfast Room • Utility Room • Cloakroom • Four Bedrooms • Family and En Suite Bathrooms • Attractive Gardens and Terrace • Heated Outdoor Swimming Pool • Double Garage • Pool House • Summerhouse • Garden Store • About 0.67 of an Acre

Local Information

The charming and historic market village of Lenham is about 1.8 miles away where there are a good variety of shops catering for everyday needs together with restaurants, public houses, a library and several schools. More extensive shopping can be found in Maidstone and Ashford. Bluewater shopping is located just off the M25 Junction 2 (A2/M2).

There are numerous schools in the area including Sutton Valence, Maidstone Grammar schools for girls and boys and Ashford School and Highworth Grammar in Ashford.

Frequent services run to London Victoria and Ashford station from Lenham station (1.3 miles) in about 73 minutes and 12 minutes respectively. A high speed train link runs from Ashford to London St Pancras in about 38 minutes.

*All distance and travel times are approximate.

About this property

The Oast House is located off a rural country lane, in an old farmstead setting, about 1.8 miles to the south of the historic market village of Lenham with its village square, shops catering for everyday needs and train station with services to London and Ashford.

This detached period property dates from the 1850s and following its conversion to a family home in 1997 it offers versatile accommodation with double glazing and is surrounded by attractive gardens with heated swimming pool.

Reception rooms comprise a dining room and situated within the square kiln, a sitting room with wood burning stove and two sets of French doors opening to a south westerly facing terrace.

The kitchen/breakfast room with fitted cupboards, electric wall mounted oven and hob has a breakfast area with views over the attractive well established gardens.

On the first floor are four double bedrooms, the main bedroom with wall to wall cupboards and an en suite bathroom with overhead shower. The family bathroom has a 'spa' bath and separate shower. Bedroom three has freestanding wardrobe cupboards.

The Oast House is approached over a shared lane. Electric double gates open to the drive providing ample parking and access to a detached garage via electric doors.

Well established gardens feature level lawns, clipped yew hedging and a stone fountain. Screened by mature hedging and ragstone



walls is a heated outdoor swimming pool.

Tenure
Freehold

Local Authority
Maidstone Borough Council
Tax band - G

Services
Oil fired central heating via radiators. Private drainage. Private water (off mains supply) and mains electricity.

Agent's Note
The neighbouring farmland is owned by Forestry England. About 300 acres are being planted with sustainable woodland for wildlife and leisure.

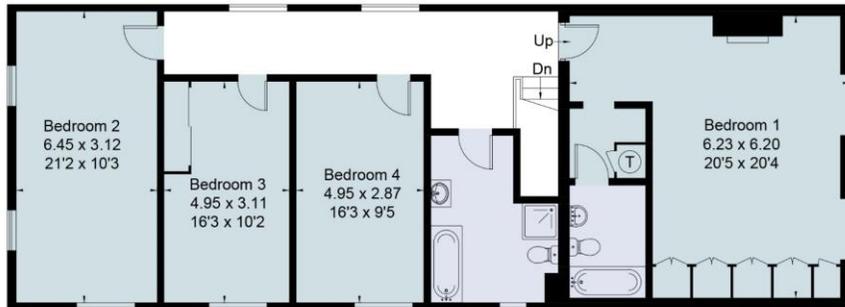
Directions
From M20, Junction 8 take the A20 to Lenham, turn right into the village and continue into the square and travel on towards Lenham station. After about 1/2 mile bear left at the fork into Boughton Road and follow the signs for Chilston Park. On reaching the crossroads go straight over and continue passing Chilston Park and take the next private shared lane on the right hand side, The Oast House will be found at the top.

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

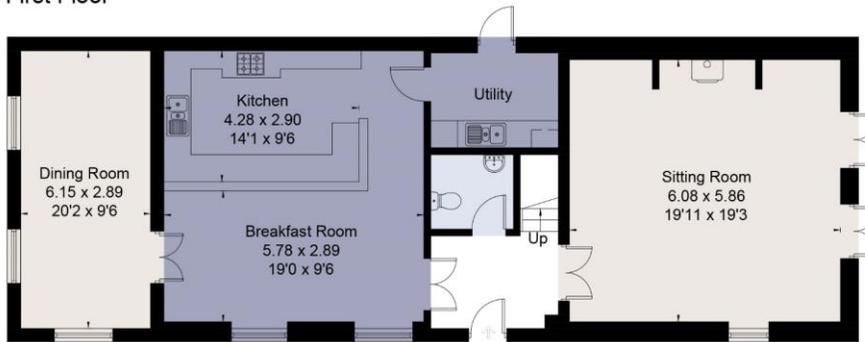




Approximate Area = 228.4 sq m / 2458 sq ft
 Garage = 29.5 sq m / 317 sq ft
 Outbuildings = 6.9 sq m / 74 sq ft
 Total = 264.8 sq m / 2849 sq ft
 Including Limited Use Area (0.2 sq m / 2 sq ft)
 For identification only. Not to scale.
 © Fourwalls

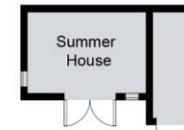


First Floor

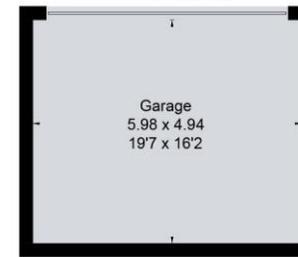


Ground Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 296673

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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