



A beautifully situated four bedroom oast house

Ingleden Park, Swain Road, Tenterden, Kent, TN30 6SL

Guide: £1,125,000 Freehold





Hall • Central Hall • Sitting Room • Dining Room • Garden Room • Kitchen/Breakfast Room • Utility Room • Cloakroom
Four Double Bedrooms • Family Bathroom and Shower Room
Attractive Part Walled Garden • Gazebo • Double Garage
Parking • Garden Shed • About 0.54 of An Acre • No Onward Chain

Local Information

The property is situated about 2.3 miles to the north east of the sought-after Cinque Port of Tenterden, where there is a good range of independent shops, Waitrose and Tesco supermarkets, historic public houses, several coffee shops and various restaurants.

There is a leisure centre in the town and further sporting facilities nearby including London Beach Golf Club and Spa, Tenterden Golf Club, Chart Hills Golf Club at Biddenden, walking and cycle trails through beautiful High Weald countryside and fishing at Tenterden Trout Waters. Chapel Down Vineyard incorporating the highly regarded Swan Restaurant and Biddenden Vineyards are both nearby.

There is an excellent range of schools in the area in both the state and private sectors catering for children of all ages. These include Tenterden Infant and Junior School, St Michael's Primary School, Homewood School and Sixth Form Centre all in Tenterden, Dulwich Preparatory at Cranbrook, Benenden Girls School, St Ronans and Marlborough House at Hawkhurst and Sutton Valence Schools and Tonbridge School. Additionally, there are boys' and girls' Grammar Schools at

Ashford plus Ashford School and The Kings School Canterbury.

The A28 gives access to the M20 and to Ashford International Station with services to London St Pancras in 37 minutes. Headcorn offers services to London Bridge, Cannon Street and Charing Cross from under an hour.

*All distance and travel times are approximate.

About this property

The Oast is a most attractive four bedroom period conversion with castellated roundel and part walled gardens, beautifully situated in a rural, yet not isolated position in Ingleden Park, a former country estate.

The property is understood to originate from the mid 19th century and lies about 2.3 miles to the north east of the popular town of Tenterden with its excellent range of shopping facilities and about 11 miles from Ashford, which has a high speed train service to London St Pancras in about 37 minutes and extensive shopping and leisure facilities.

The well presented family accommodation features a hall with multi paned glazed doors opening through to a central hall. Reception rooms include a roundel sitting room with Nordpeis



wood burning stove and French doors to the garden, a formal dining room and a south facing garden room with two sets of French doors to the terrace and garden.

The farmhouse-style kitchen /breakfast room of excellent proportions, has an extensive range of pine cupboards, electric (Economy 7) Aga, integral dishwasher, fridge and freezer. Off the kitchen there is a utility room with two concealed electric hobs and space for various white goods.

On the first floor there are four bedrooms, together with a family bathroom and separate shower room, with white sanitary ware. All of the bedrooms benefit from fitted cupboards and there is also a boarded loft. Bedrooms one and two have wonderful views over the adjoining farmland.

The Oast has a right of access over a long, shared drive. Electric double gates open to the private gravel drive with parking area to the front of the house and the double garage with oak doors.

The delightful part walled gardens lie to the rear of the house, where the elevations are enhanced by a mature wisteria. With mixed hedging to several boundaries, the professionally landscaped gardens have level lawns interspersed with various specimen trees, including Robinia, a plum tree and maple. Deep borders are planted to give year round colour and interest. There is a gazebo which has delightful views over the adjoining

fields. A garden shed is well screened by shrubs and trees.

Directions

From the centre of Tenterden head northwards to St Michaels and turn right into Swain Road (immediately after the garage). Proceed for about 1 mile and turn right into a private shared drive, at the head of which are two large brick pillars. The Oast will be found as the drive straightens directly in front of you.

Tenure

Freehold

Services

Oil fired central heating via radiators. Mains electricity and water. Private drainage.

Local Authority

Ashford Borough Council
Tax Band G.

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.







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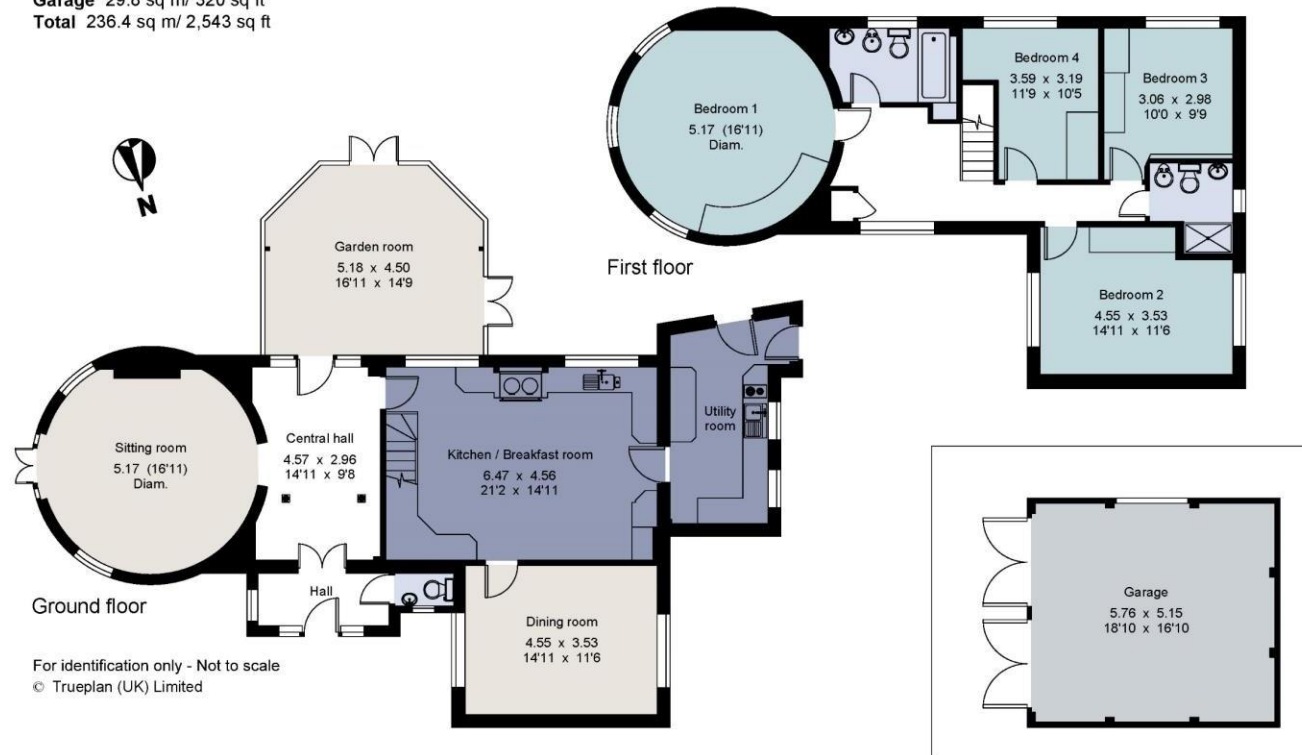
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The Oast, Tenterden

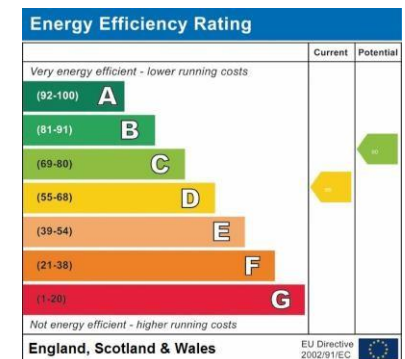
Gross internal area (approx) 206.6 sq m/ 2,223 sq ft

Garage 29.8 sq m/ 320 sq ft

Total 236.4 sq m/ 2,543 sq ft



For identification only - Not to scale
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