



philip INDEPENDENT
ESTATE AGENT
Jarvis



The Oast, Fairbourne Manor Fairbourne Lane, Harrietsham, Kent. ME17 1LN.

Guide Price £1,050,000 Freehold

Property Summary

THE VENDORS ARE OFFERING A STAMP DUTY INCENTIVE UP TO £50,000 – Enquire to see how this incentive structure could work for you.

****GUIDE PRICE OF £1,050,000-£1,150,000****

"If you are wanting a rural but not isolated lifestyle, close by amenities and great transport links this home will certainly tick all your boxes." - Matthew Gilbert, Branch Manager.

The accommodation to the ground floor is arranged to include a large entrance hall with lounge and library both set within separate roundels, dining room, kitchen/breakfast room, utility room, storage room and cloakroom. To the first floor there is a master bedroom set within a roundel with ensuite bathroom, a second bedroom with its own external access and three further bedrooms and a family shower room.

Opposite the private lane there is a large garden area which is set out to include formal gardens, an area for a small holding, summerhouse and garden bar. There is also an incredibly useful building which could be used for many different reasons and offer a comfortable space with a separate shower room. There is also a secondary parking area.

Within the grounds of The Oast there really is so much to explore with the main residence and additional building together reaching approximately 3000 sqft. Added to this, the house has a beautiful kitchen which has been added by the current owners. There is also the installation an air source heat pump fitted to fight against the anticipated running costs of modern life.

Harrietsham is a popular village found along the A20 between Lenham and junction 8 of the M20. There are local shops, school and mainline station to London Victoria found within the village with a wider range of amenities found in neighbouring Bearsted and Lenham. A viewing is imperative to fully appreciate everything The Oast has to offer.

Features

- Five Bedroom Oast Conversion
- Three Reception Rooms
- Wealth Of Character Features
- Flexible Living Accommodation
- Well Presented Throughout
- Council Tax Band G
- Ensuite Bathroom To Master Bedroom
- Adjacent Land With Outbuilding/Office
- Edge Of Village Location
- Approximately 2/3 of an Acre Plot
- EPC Rating: E



Ground Floor

Front Door To Porch

Windows to both sides. Coat hook.

Entrance Hall

Double glazed window to rear. Internal window. Stairs to first floor. Tiled floors. Radiator. Exposed brickwork and beams. Smoke alarm. Wall light.

Lounge

17' 4" x 17' 3" (5.28m x 5.25m) Two double glazed windows to side. Two radiators. TV point.

Dining Room

15' x 14' 10" (4.56m x 4.52m) Window to rear. Two radiators. Exposed brickwork and beams. Dual fuel burner. Shelving and wine rack.

Library/Games Room

17' 3" x 17' 2" (5.25m x 5.22m) Double glazed window to front. Double glazed window to rear. Two radiators. Wood panelling. Feature book case with inset stairs. Two ceiling fans. Two wall lights.

Kitchen/Breakfast Room

24' x 10' 11" (7.31m x 3.33m) Double glazed window to front. Double glazed window to rear. Radiator. Access to garden via stable door. Exposed brickwork and beams. Modern kitchen with extensive range of base units. Butler style sink. Breakfast bar with cupboards and built in freezer. Integrated double fridge. Space for rangemaster. Localised tiling.

Utility Room

7' 9" x 7' 7" (2.35m x 2.30m) Double glazed window to front. Double glazed window rear. Oil boiler. Space for white goods. Two built in storage cupboards. Controls for air source heat pump.

WC

Low level WC. Corner hand basin. Wall mounted fuse box and electric meter.

Rear Store Room

11' 2" x 11' (3.40m x 3.36m) Double glazed window to rear. Range of base units. Space for white goods.

First Floor

Landing

Hatch to loft access. Three radiators. Windows to side and rear. Exposed beams. Shelving.

Bedroom One

18' 11" max x 15' 1" (5.76m max x 4.59m) Double glazed window to front. Double glazed window to rear. Two radiators. Built in wardrobe with hanging rails.

Ensuite

Double glazed window to side. Double glazed window to rear. Radiator. Exposed brickwork and beams. Wood panelling. Timber flooring. Cupboard for storage and water tank. Suite comprising of low level WC, claw feet stand alone bath and hand basin with cupboard underneath. Localised tiling. Shaver point.

Bedroom Two

22' 10" x 12' (6.97m x 3.65m) Double glazed window to front. Three double glazed windows to rear. Three radiators. Exposed beams. Hatch to loft access. Door to side access. Cupboard housing water tank.

Bedroom Three

17' 4" x 14' 3" (5.29m x 4.34m) Two double glazed windows to side. Two radiators. Two large storage cupboards.

Bedroom Four

14' 8" x 8' 5" (4.48m x 2.56m) Two double glazed windows to front. Radiator. Exposed beam. Hatch to loft access.

Bedroom Five

11' 3" x 7' 7" (3.43m x 2.31m) Double glazed window to side. Radiator. Built in storage area.

Shower Room

Double glazed window to front. Chrome heated towel rail. Suite comprising of low level WC, hand basin, walk in shower. Partly tiled wall. Extractor.

Exterior

Gated Entrance To Parking For Several Vehicles

Lawned area to front.

Enclosed Garden

Mature shrubs and plants to borders. Mainly laid to lawn. Pond. Raised patio. Side access to Bedroom Two. Bin store. Shingled parking area for several vehicles. Summerhouse to remain. Shingled pathway to front.

Driveway

Shingled drive behind gate for several vehicles.

Studio/Home Workshop

Multiple double glazed windows to front, rear and side. Door to side. Fuse box. French doors to rear access. Log burner.

Shower Room

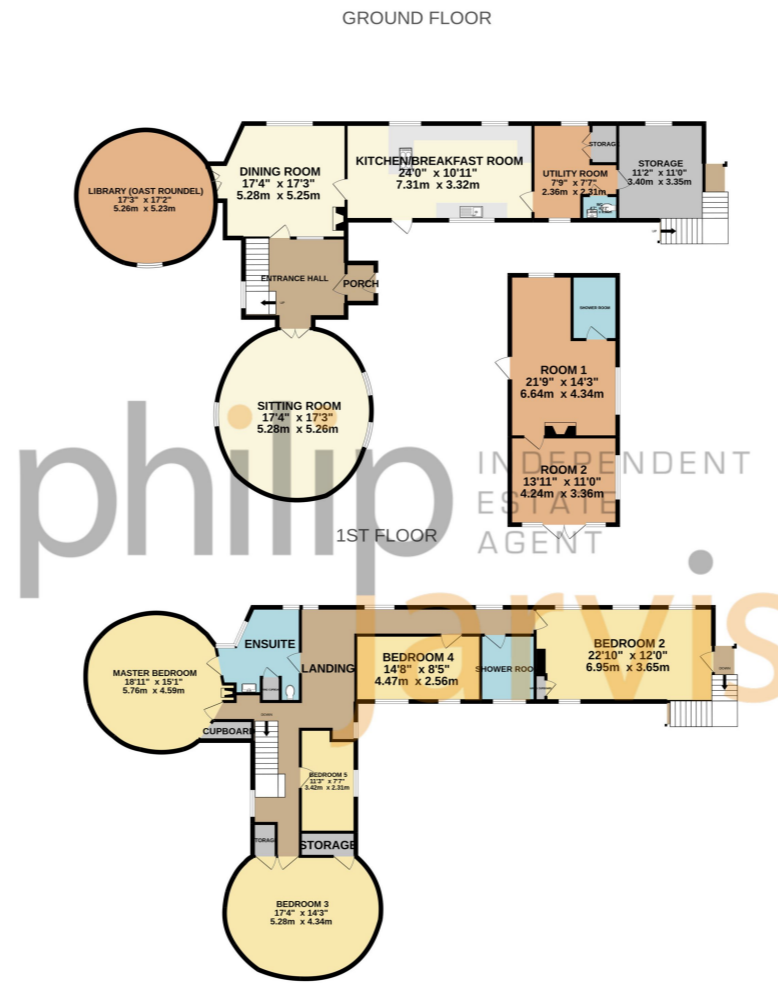
Low level WC. Wash hand basin. Shower cubicle. Storage cupboard. Extractor.

Studio Driveway

Off road parking for several vehicles with pedestrian access to

Secondary Garden

Mainly laid to lawn. Patio area. Mature shrubs and trees to border. Summerhouse with power to remain. Pond. Small holding area for livestock. Home bar. Various outbuildings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



Viewing Strictly By Appointment With

