



‘Our Focus Determines Your Reality’



Snughorne Lane
Smarden
Kent
TN27 8PR



Entrance Hall * Open-Plan Sitting Room and Dining Area
Family Room * Kitchen/Breakfast Room * Cloakroom

Principal Bedroom Ensuite * Three Further Double Bedroom
Family Bathroom

Formal Garden * Parklike Lawned Garden * Detached Cottage
Detached Double Garage with Home Office Above
Off Road Parking



ATTRACTIVE UNLISTED OAST WITH DETACHED ANNEXE

Nestled amidst the Kent countryside, this attractive detached Oast house blends charm with modern comforts.

The accommodation consists of an entrance hall, a double aspect, open-plan sitting room with fireplace and log burning stove leading into a dining area with doors to outside, and a spacious kitchen/breakfast room. A family room located in the roundel and a cloakroom complete the ground floor.

The landing on the first floor has a door opening to an outside staircase and leads to the principal bedroom with built in storage and ensuite shower room, three further double bedrooms, one in the roundel and a family bathroom.

Outside, the stunning garden provides a touch of the formal alongside a parklike lawn with a standout feature being the detached cottage, comprising a kitchen/dining/sitting room, a double bedroom and a shower room, offering an income opportunity with versatile accommodation for guests and extended family alike. There is also a double garage with attached log store and home office above. Situated in a farm hamlet off a country lane on the outskirts of the village of Smarden, the oast is a short distance from a country inn, and from Headcorn with an eclectic selection of shops and cafes together with a mainline station.



SMARDEN

The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

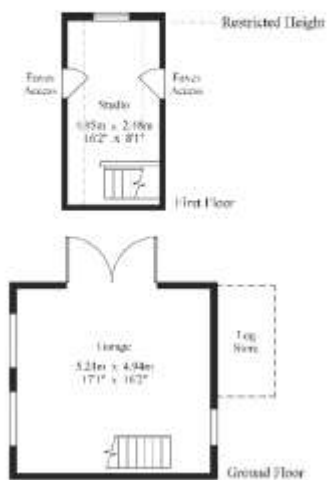
Main line stations are available at Headcorn and Pluckley both a short drive whilst Ashford International with the fast link to London is some 20 minutes' drive.



Obeden Farm Oast

House - Gross Internal Area : 142.1 sq.m (1,529 sq.ft.)
Garage - Gross Internal Area : 38.2 sq.m (411 sq.ft.)

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SERVICES

Mains electricity and water. Oil fired central heating. Shared private drainage.

Ashford Borough Council - Council Tax Band G

EPC Rating: tbc

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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