



GRAHAM
JOHN
MAKE LIFE SPECIAL

Unique accommodation for the family

Enjoy a special life in this converted Oast House

T: 01303 474101
M: 07875 001499
E: mattride@grahamjohn.co.uk

www.grahamjohn.co.uk

Quintessentially Kentish

Set between Maidstone and Tonbridge this wonderful home enjoys easy connections to Tunbridge Wells, Sevenoaks and the M25 aswell.

The Details

Master Bedroom with en suite
3 further Bedrooms
Family Bathroom
Galleried Landing/Library
First floor Games Room with Bar Area
Sitting Room
Dining Room
Conservatory
Office
Kitchen with Rayburn
Roundel Utility Room/Former Kitchen
Cloakroom
Shower Room and Sauna
Integral Garage/Storage Room
Plot extending to approx. 0.67 acre
Garaging and additional parking
Storage Sheds

Life in a converted working building is always going to provide something different and Oast Houses have a uniqueness all of their own.

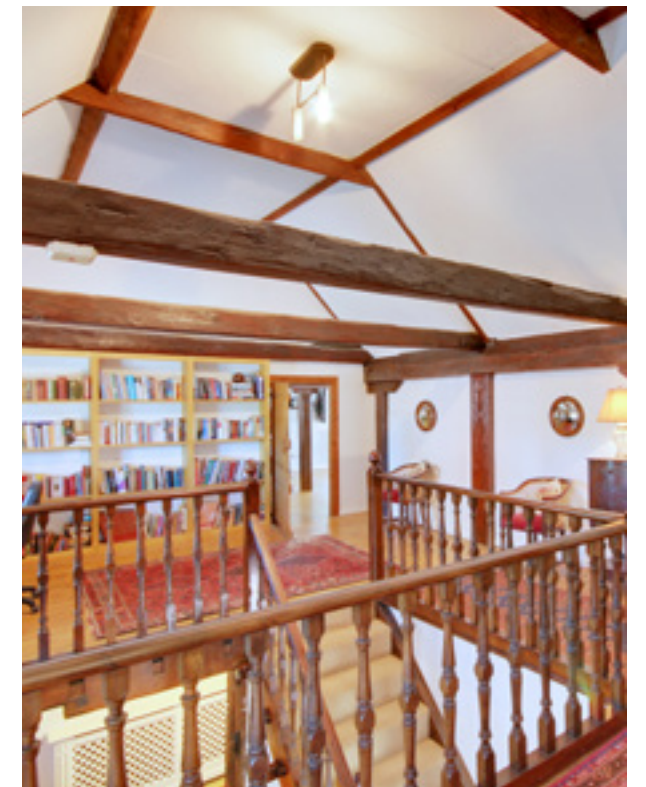
Stemming from their very specific function in a world that has faded from sight, converting them gave a new lease of life to the buildings creating homes like no other.

According to the owner, this particular oast was a working building until 1975. *'Part of Lord Falmouths estate, we purchased it in 1979. I remember it had planning permission to convert to two dwellings but we wanted it as one home to bring our family up'* she says.

Working buildings tend to be situated for convenience and over the years the location has proved a real asset. *'We're on the A26 and Seven Mile lane is so close'. Seven Mile Lane, as the name suggests is seven miles from Maidstone and Tonbridge.'* *We're on the cusp of the Tonbridge boundary and so the choice of schools for our children was fantastic. Mereworth has a great Primary school to start them in and later on we chose brilliant secondary schools to suit us. With regular buses running past the door there was a sense of freedom to life that you might not expect from a rural community.'*

Back in time the neighbouring Forge used to collect Tolls for the road through to West Malling and hops from here probably went to The Swan in West Peckham, nowadays a renowned country inn and micro brewery.

Inside the Oast there is so much space and charm. The roundels provide magical rooms, a delight for the kids, and downstairs the rooms can be used for a variety of purposes. One roundel was converted into the kitchen back in the early days. In more recent times as family life altered, a new larger kitchen was created to combine with a spacious family area. (..) *'It's a great space to have all the family round, three generations can sit round the table and crash on the sofa. Birthdays, gatherings and Christmas are always so much fun when you have no problem fitting people in.'*



The landing makes for a superb Library space and is somewhere for the muse to inspire you.



Set within the square kiln the master bedroom seems to swallow furniture up, you'll enjoy dressing the space.

For anyone looking to move two families in, the layout of the Oast provides a number of options for creating 'annex accommodation'. The roundels downstairs seem to naturally lend themselves to this use. Upstairs there is huge games room which houses the family snooker table, a bar and seating area for enjoying a game on the big screen. This also has an external staircase which provides all sorts of possibilities if you wanted to use the area for an alternative use.

'We had so much fun bringing the family up here', said the owner. 'Summertime would have us making elderflower cordial for the kids and plum vodka for the adults'. The outbuildings make for all sorts of uses and the owner can't imagine a problem with building an additional outbuilding over the footprint in the rear garden. She has an old aerial shot to show where their huge old shed stood and how big it was.

It is such a lovely area with West Malling on the doorstep, and Hadlow just down the road too.

There are easy choices for shopping with Tunbridge Wells, Sevenoaks, Tonbridge and Maidstone all so close. *'Getting to the M25 is simple from here which was a factor for my husband and it's hard to imagine we could have ever found anywhere better. I've lived here for over thirty five years, I guess that says something in itself'.*

To answer some of the practical questions... *'We replaced the gas boiler at the beginning of the year, January 2015, it runs on LPG'.* Mains electricity and water are connected of course and there is a Klargester system to deal with the drainage.

'It's hard to leave somewhere that has been such a wonderful home for the family but they are grown up and life provides new opportunities. It's time to move and let someone else enjoy a special life here.'

This home is available for viewing by appointment through Graham John Estate Agents.

07875 001499

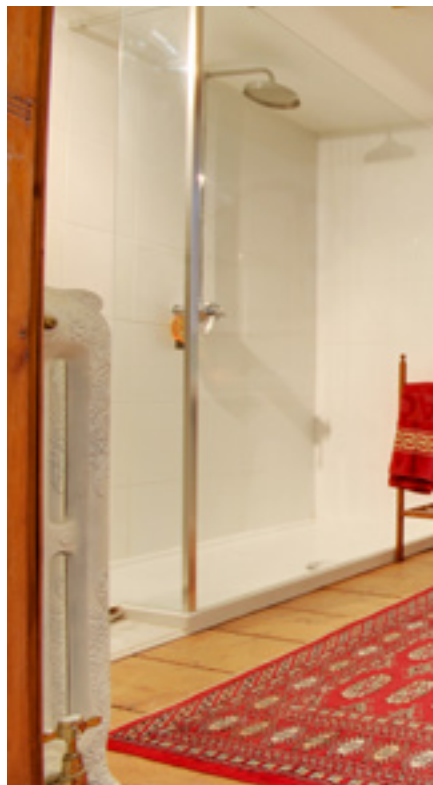
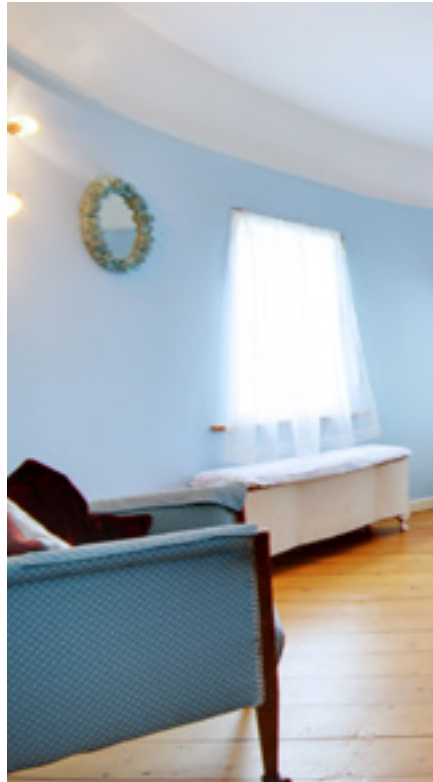
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The kitchen is such a great place to work in and with the Aga alight in the wintertime it's so inviting.



We wanted a space where the family came together and we seem to live in this area



This charming home is ready for you to move into. The only real decision is 'who has which bedroom?' and then put the kettle on and relax.

The Roundel Bedrooms are so charming and with three to choose from there should be few arguments.

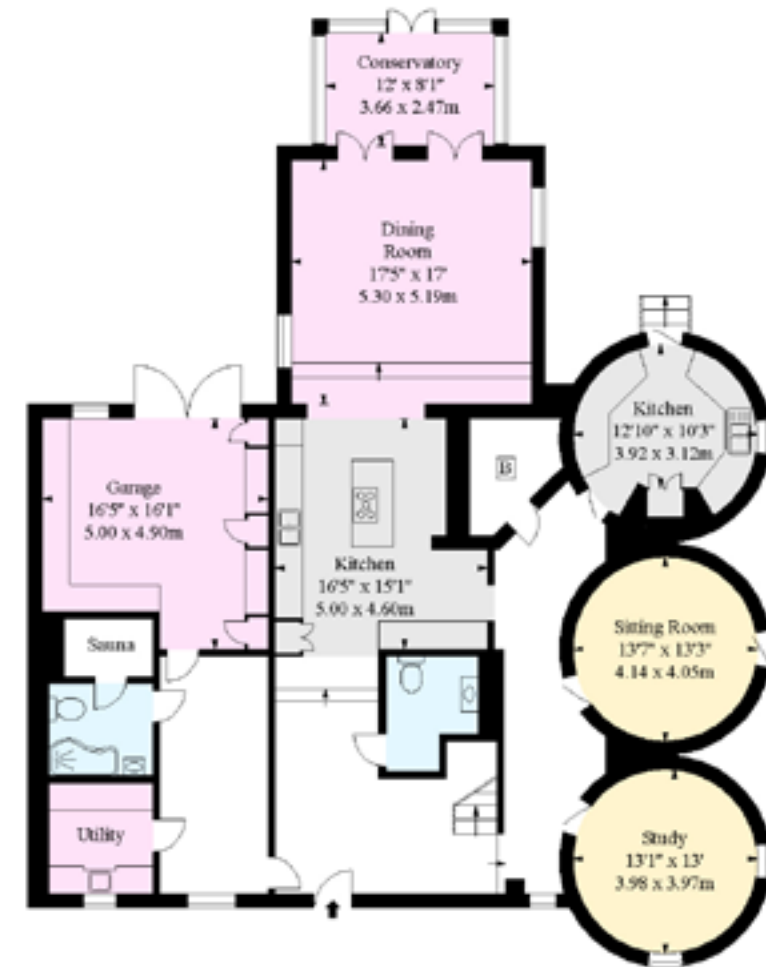
The large Master Bedroom in the Square Kiln has a spacious En Suite to match.



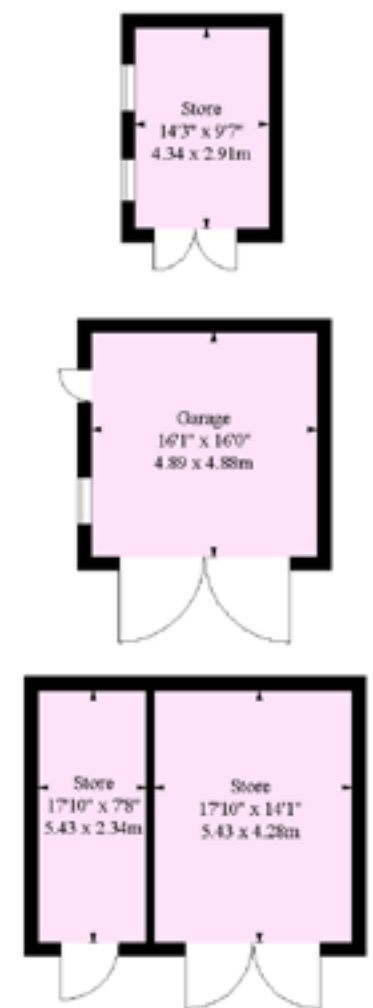
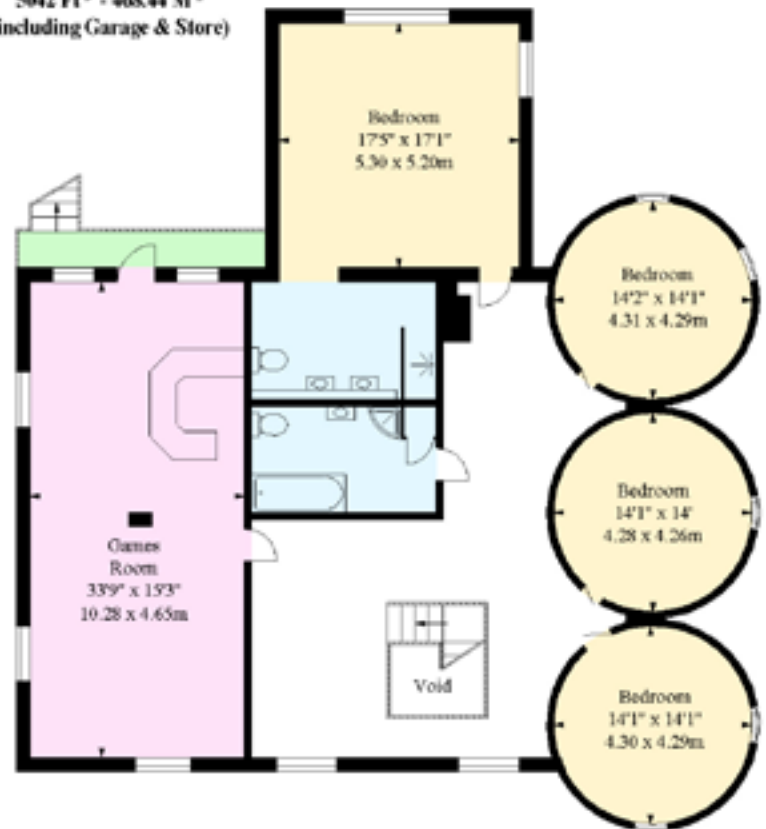
Fun with the family and friends has been at the heart of life here



An external staircase also reaches the Games Room and this area could be divided, possibilities seem endless!



Approx. Gross Internal Area *
5042 Ft² - 468.44 M²
(including Garage & Store)



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Separated into two main areas the overall plot extends to approximately 0.67 acres.

There are plenty of outbuildings and the possibility of building back over the space where a larger storage building used to be.

Formal garden or fun garden, working space or play space the choice rests with you.

You can relax in the conservatory, enjoy a meal on the patio or play around the cherry tree. There's a place to suit everyone.

We've made so many fabulous memories here, it's wonderful to think new owners will do the same ■

The Roundels make for such interesting space to utilise. The ground floor almost begs for an annexe arrangement and you can do so much more upstairs if the fancy takes you.