



SAXON SHORE
— ESTATE AGENTS —



Church Oast Church Hill, Faversham, ME13 9JW

Offers in excess of £825,000

Church Oast is a fabulous detached former oast house set in the heart of Hernhill village overlooking the church, the village green and onto the Red Lion Pub and in the shadow of the historic Norman church. The property sits within approximately a half acre of beautifully maintained gardens with stunning views across neighbouring farmland.

The house itself is a spacious family home with four bedrooms and four bathrooms three of which are en suite. The ground floor has a large bedroom with adjoining suite that could be ideal as a possible annexe type arrangement. In addition the property has a fabulous kitchen/dining area complete with an Aga Oven and the former roundel now used as the lounge lends to the character of the home. Outside within the gardens is a detached garden room that would make an ideal home office and a large former barn used as a double garage although this does not do justice when describing the space.

This is a rare gem of a property in a fabulous location and as such early viewing is highly recommended.

Porch

5'1" x 4'4" (1.56 x 1.34)

Entrance Hall

6'11" x 15'7" (2.13 x 4.75)



Kitchen

11'1" x 15'7" (3.4 x 4.75)



Dining Room

11'6" x 15'7" (3.52 x 4.75)



Lounge

17'8" diameter (5.4 diameter)



Utility Room

14'2" x 10'1" (4.33 x 3.09)



Bedroom 4

14'1" x 10'1" (4.3 x 3.09)



Ensuite

7'4" x 7'1" (2.25 x 2.17)



View



Landing



Bedroom 1

17'8" diameter (5.4 diameter)



Bedroom 2

11'5" x 10'11" (3.48 x 3.35)



Ensuite

11'5" x 4'7" (3.48 x 1.4)



Bathroom

11'3" x 5'5" (3.44 x 1.66)



Sitting Room/ Office

11'3" x 7'2" (3.44 x 2.2)



Bedroom 3

16'10" x 9'4" (5.15 x 2.85)



Ensuite

5'9" x 7'3" (1.77 x 2.23)



Double Garage
28'6" x 19'2" (8.69 x 5.85)

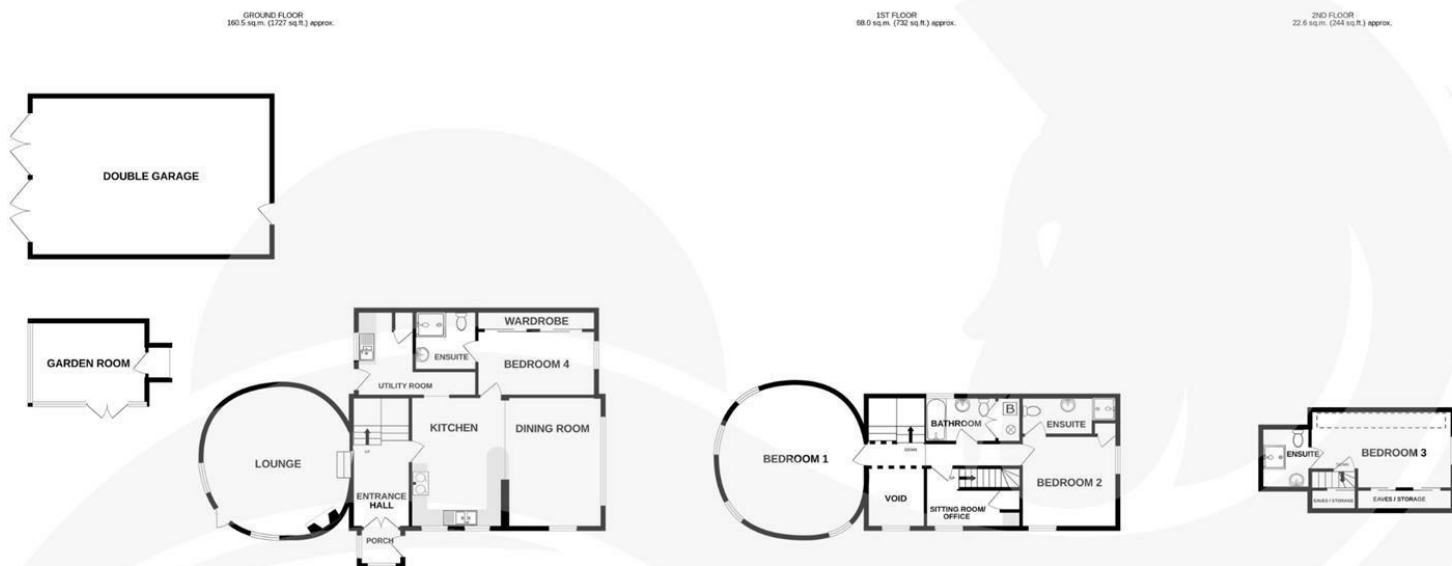


Garden Room
13'9" x 9'10" (4.2 x 3)



Garden





TOTAL FLOOR AREA : 251.1 sq.m. (2703 sq.ft.) approx.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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