

BLUEBELL ESTATES

Petts Farm Oast, Rochester Road, Burham, ME1 3SQ

£1,250,000

About this property.....

If you are looking for a large, well-appointed character home with a modern twist then look no further. This truly stunning 397 sq m twin-roundel oast house is believed to date to the 19th Century and was sympathetically converted in 2014. The property has a wealth of character features with beams galore, feature brick and stone walls, and a beautiful brick fireplace with log burning stove in the sitting room, alongside modern touches such as the contemporary glass and oak balustrades that enclose the galleried landing. There should be plenty of space for even the largest families to enjoy time together indoors with the generously proportioned sitting room, roundel cinema room, and open-plan dining area. All six bedrooms are doubles and there are 5 bathrooms so there definitely won't be any queues for the shower in the morning! The third of an acre plot is split into 3 distinct zones with a raised patio overlooking the feature pond, further patio accessed from the kitchen and study - perfectly situated to enjoy the sunsets over the North Downs, and a lawned area adjoining the neighbouring farmland. Upon entering through double electric gates there is ample parking on the cobbled area leading to the detached timber framed double garage with remotely operated doors. We expect this extraordinary home to generate a lot of interest and would recommend an early viewing to avoid disappointment.

Situation.....

Petts Farm is located on Rochester Road (also known as Pilgrims Way) at Little Culand, a short distance to the south of the village of Burham, in the Medway valley. There is a real sense of community in Burham village. You can still see horses riding on the roads from the local stables and many walkers enjoying walks in the Kent Downs area of outstanding beauty. We would recommend the newly refurbished Butchers Block for a meal and glass of fine wine or for a more relaxed atmosphere try The Windmill, with its bargain Sunday roasts and secluded beer garden. Little ones will hopefully benefit from the small village primary school which was rated Good by Ofsted in 2018 and enjoy their free time relaxing in the large recreation ground and park in the centre of the village. Commuters will be able to access to the M2 and M20 at the top and bottom of nearby Blue Bell Hill. If you feel you need the hustle and bustle of town life then bus services run to Rochester, Chatham and Maidstone.












Coffee







What the owner says.....

Petts Farm Oast is the most beautiful unique house designed with great living space for a family to enjoy.We moved here 4 years ago and instantly fell in love with the original features teamed with modern living. As business owners it was important for us to have a good study to work in which we have designed to meet all our needs. Equally there are relaxing reception rooms including a cinema room which my boys and their friends have made
good use of!! We have enjoyed the beautiful panoramic views over farmland which stretch to the North Downs and sitting on our patio mesmerised by the most stunning sunsets. Easy access to the M20, M2 and a choice of mainline hi-speed stations are nearby. The village of Burham has a warm, friendly community spirit with clubs and activities and a very popular school. An abundance of walks are literally steps away and Bluebell Hill is recognised as an AONB. I have two dogs and regularly enjoy the fantastic walks as well as cycling the paths along with river. Petts Farm Oast is the perfect country house with the convenience of towns nearby.





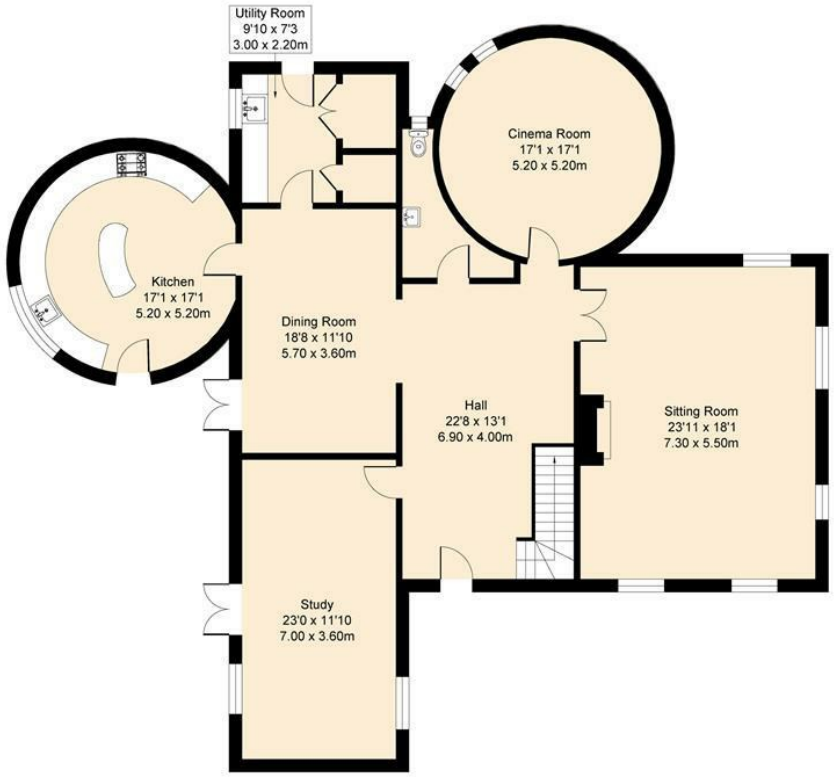




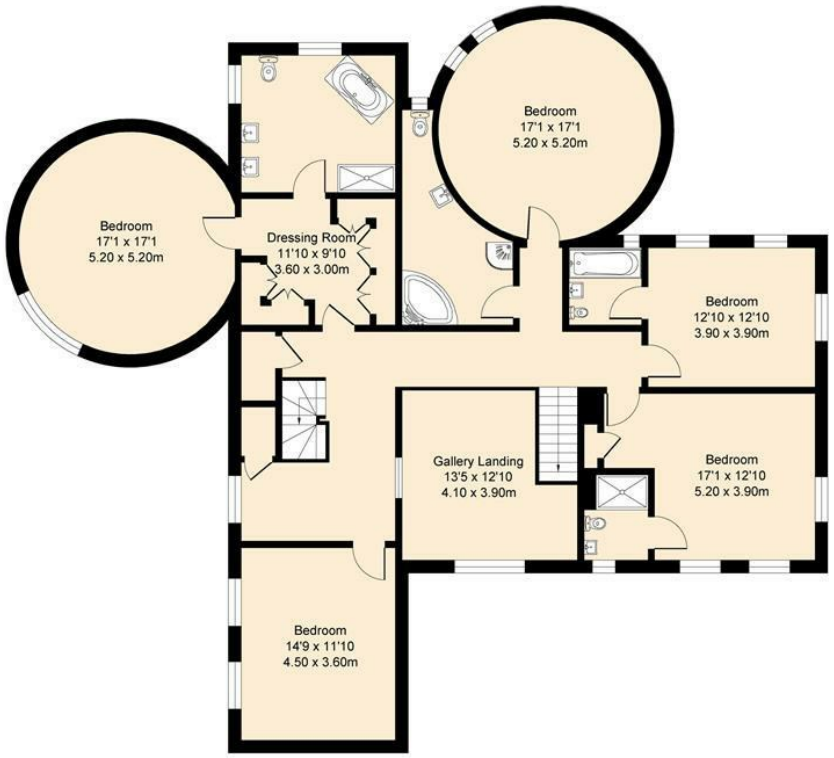
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Petts Farm Oast

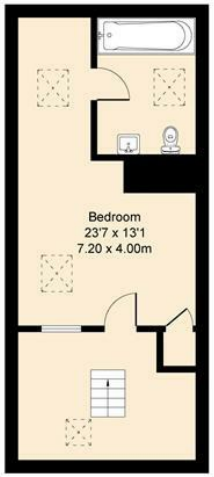
Approximate Gross Internal Area
4271 sq ft - 397 sq m



Ground Floor



First Floor



Second Floor

Agents Notes
Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

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