



Holly Farm Oast Holly Farm Road, Otham, Maidstone, Kent, ME15 8RY
Offers In The Region Of £1,250,000

Holly Farm Oast is a substantial late 18th century twin square oast house with a later addition, situated amidst secluded grounds of approximately half an acre, enjoying privacy and fine views of the surrounding countryside.

The popular village of Otham is served by a parish church and is close to a comprehensive range of schools and shops. The adjoining picturesque village of Bearsted offers all further amenities including a London line station. Maidstone, the county town of Kent, is some 4.5 miles distance.

The property was converted into a beautiful home approximately 40 years ago, with exceptionally spacious and well-proportioned accommodation, having attractive elevations of mellowed brick, ragstone and a peg tiled roof. The property features oil fired central heating, security system, double glazed windows, luxury fitted kitchen, family bathroom, dressing room and two shower room en-suites, attractive oak internal doors and tasteful décor throughout. There is a substantial detached triple garage and workshop with first floor room which is approached by an extensive gravelled drive providing excellent parking and turning facilities. Council Tax band: G.

AN EXCEPTIONAL PROPERTY HIGHLY RECOMMENDED BY THE SOLE AGENTS



ON THE GROUND FLOOR

Entrance Porch

Attractive part-glazed panelled door to

Entrance Hall

Under stairs cupboard. Double glazed window. Dado rail. Walk-in cloaks cupboard. Radiator with decorative cover. Railed staircase to first floor.

Downstairs Cloakroom

Modern suite comprising wash hand basin with cupboard below. Low level WC. Heated towel rail. Extractor fan. Part tiled walls. Tiled floor.

Well-Proportioned Drawing Room

Four double glazed windows and double glazed French doors over-looking garden. Inglenook style fireplace with stone hearth and wood burning stove. Two radiators with decorative covers. Exposed beams to ceiling.

Inner Hall

Oak flooring. Skylight.

Dining Room

Triple aspect. Double glazed windows over-looking gardens. Radiator. Wall mounted electric fire.

Study

Exposed ragstone and brick to one wall. Comprehensive range of Strachan units comprising shelves, drawers, storage cupboard and desk. Radiator. Two double glazed windows.

Kitchen/Breakfast Room

Attractive white painted wooden doored units with wooden worktops. Butler sink. Comprehensive range of floor cupboards. Matching wall cupboards. Under cupboard lighting. Electric Range Master oven. Integrated dishwasher, fridge and freezer. Part tiled walls. Laminate flooring. Double glazed window. Door to

Utility Room

Three double glazed windows. Door to garden. Brick faced wall. Tiled floor. Space for washing machine. 3-4 year old

approx oil fired boiler for central heating and domestic hot water.

ON THE FIRST FLOOR

Spacious Landing

Two double glazed windows. Radiator with decorative cover. Airing cupboard housing lagged hot water tank with fitted immersion heater. Dado rail. Railed staircase to second floor.

Principal Bedroom

Double aspect. Two double glazed windows. Radiator with decorative cover.

Dressing Room En-suite

Double glazed window. Two treble wardrobe cupboards with mirrored doors.

Shower Room En-suite

Tiled shower enclosure. Wash hand basin with cupboard below. Low level WC. Mirrored unit with vanity lighting. Heated towel rail. Fully tiled walls. Double glazed window.

Bedroom Three

Double glazed window. Built-in double wardrobe cupboard with sliding mirrored doors. Double radiator. Door to

Playroom

Eaves access. Electric radiator.

Bedroom Four

Double glazed window. Radiator. Built-in double wardrobe cupboard with mirrored doors.

Bedroom Five

Double glazed window. Radiator. Built-in double wardrobe cupboard and drawer unit. Vinyl floor covering.

Family Bathroom

Modern white suite comprising panelled bath. Low level WC. Wash hand basin. Tiled shower enclosure with screen door. Heated towel rail. Fully tiled walls. Tiled floor. Double glazed window.

ON THE SECOND FLOOR

Landing

Dado rail. Access to boarded roof space.

Bedroom Two

Double glazed window. Radiator. Triple wardrobe cupboard with sliding mirrored doors.

Shower Room En-suite

White suite comprising shower enclosure. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled walls. Tiled floor. Double glazed window.

EXTERNALLY

The property is approached by a long impressive gravelled drive with 5-bar entrance gate culminating to excellent parking/turning facilities for numerous vehicles.

Grounds

The property is situated centrally amidst secluded gardens of approximately half an acre which are fully enclosed and surround the property to each side. The gardens comprise extensive lawned area. Numerous mature shrubs and trees including Bramley, Oak, Beech and Silver Birch. Mature hedge. Brick patio with raised borders. Fish pond. Outside water. Security lighting. Large detached triple garage and workshop with first floor room with external staircase. Garden store. Open ended covered area.

VIEWING

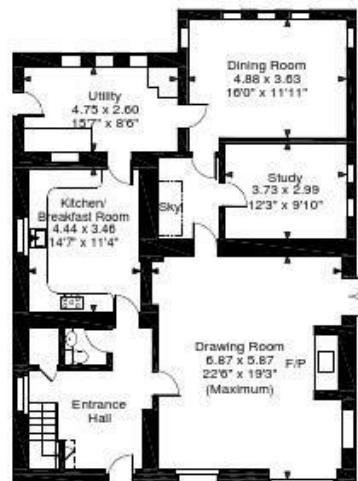
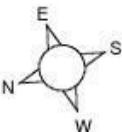
Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

DIRECTIONS

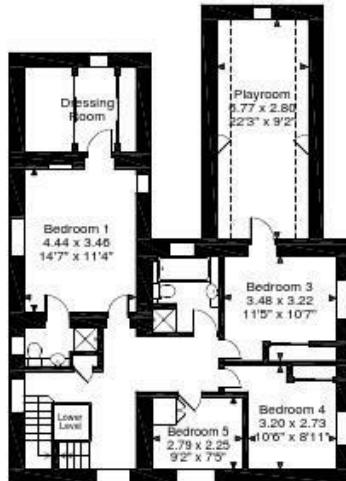
From the Agent's Bearsted Office proceed towards Ashford on the A20 and, after approximately one mile, bear right into Caring Lane. Continue into Back Street and, after approximately one and a half miles, turn right into Avery Lane. After approximately half a mile, bear right into Holly Farm Road, where the property will be found on the right hand side.



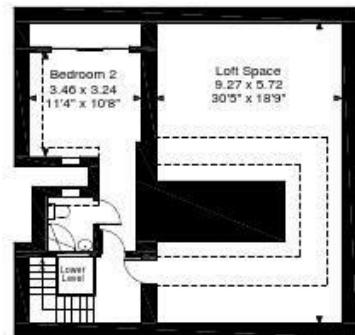


Holly Farm Road Otham, Maidstone
Approximate Gross Internal Area
Main House = 2676 Sq Ft/249 Sq M
Garages = 756 Sq Ft/70 Sq M
Tractor Store = 78 Sq Ft/7 Sq M
Covered area = 184 Sq Ft/17 Sq M


Ground Floor



First Floor



Second Floor



Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

 EU Directive
2002/91/EC
