



MARTINS ESTATES

SALES AND LETTINGS

69 High Street
Ashford
Kent
TN24 8SF

Tel: 01233 610444



Mountsford Oast , Chilham, Kent CT4 8AF

Asking Price £620,000

A wonderful opportunity to buy a period Oast house situated in a village location set between Canterbury and Ashford, with views across the adjoining countryside.

The accommodation comprises a large reception hallway with polished wooden floorboards and stairs to the first floor landing ground floor WC and cupboard with plumbing for an automatic washing machine. Doors lead from the reception hall to the kitchen with work surfaces to two walls and a breakfast bar, there is a space for a range cooker and double doors into the dining room. The dining room has a door to the separate lounge with views across the countryside and it also has doors onto the rear patio. The lounge further benefits from a woodburner for those chilly Winter evenings and a door onto the patio area.

On the first floor there are two double bedrooms both with the benefit of en-suite bathrooms and fitted double cupboards as well as and a family bathroom with velux windows and a stand alone roll top bath as well as shower cubicle.

On the second floor there are two further double bedrooms.

The property benefits from block paved driveway parking for several vehicles and a good sized garden backing onto farmland.

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Reception Hall

18'0" x 18'0" (5.49m x 5.48m)

Two windows to side, window to front, stairs, double door, door to Storage cupboard, door to:

Kitchen

16'3" x 10'5" (4.96m x 3.18m)

Window to front, double door to Dining Room, door to:

Living Room

18'0" x 18'0" (5.49m x 5.48m)

Window to rear, two windows to side, fireplace, door to:

Dining Room

14'0" x 10'5" (4.27m x 3.18m)

Double door.

Landing

Stairs, open plan to Study, door to:

Bedroom 1

18'0" x 15'1" (5.49m x 4.59m)

Two windows to side, double door, door to:

En-suite Bathroom

Bathroom

Two skylights.

Bedroom 2

13'2" x 12'4" (4.01m x 3.76m)

Window to side, double door, door to:

En-suite Bathroom

Door to:

Study area

6'5" x 10'2" (1.96m x 3.11m)

Two skylights.

Bedroom 4

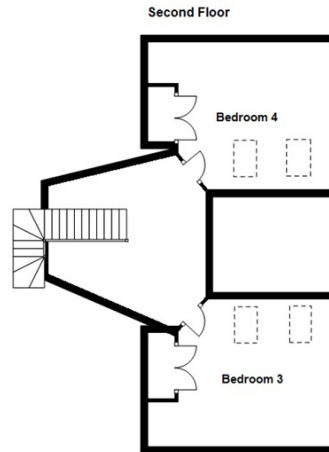
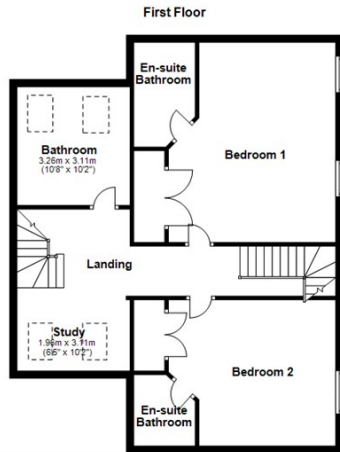
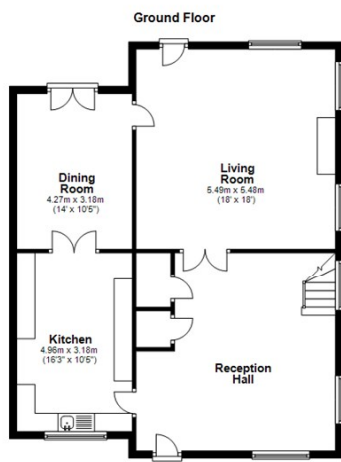
11'7" x 13'10" (3.54m x 4.22m)

Two skylights, double door, door to:

Bedroom 3

13'2" x 6'7" (4.01m x 2.00m)

Two skylights, double door to Storage cupboard, door to:



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			
		72	82
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			
		68	78
England & Wales		EU Directive 2002/91/EC	

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