



Mulberry Oast

Howletts Farm, Shottenden, Kent

**STRUTT
& PARKER**

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A characterful and stylishly converted oast house in a scenic rural setting nestled within the Kent Downs

Conical roofs topped with white cowls sitting above square kilns characterise the distinctive architecture of this reimagined building, which provides a contemporary living environment designed for modern lifestyles. This pictorial family home, showcasing retained machinery and timbers, has accommodation arranged over three levels and forms part of the Howletts Farm estate.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



CAR PORT



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



3,025 SQ FT



**GUIDE PRICE
£750,000**



The property

Characterised by its heritage, Mulberry Oast is an appealing semi-detached property which exhibits a skilful transformation into a well-proportioned, light, airy and versatile home.

Ancient timbers are combined with modern-day woodcraft, with a spacious entrance hall giving access to two ground floor reception rooms. The sociable sitting room has French doors to the garden, whilst an open aperture creates a seamless connection to the adjoining kitchen. Fitted with contemporary cabinetry and stone work surfaces, the kitchen features a Belfast sink and an island unit with a breakfast bar.

Ancillary space is provided by utility and boot room provisions which are incorporated within the integral car port. Currently arranged as a gym, the second reception room and a modern shower room complete the lower level accommodation.

Positioned on the first floor, the family room/bedroom 2 has rustic timber posts, creating the opportunity for partition in this elevated space. A wooden ladder rises to an enchanting mezzanine nook with a safety balustrade and gate.

There are three further bedrooms and a beautifully appointed family shower room at this level, with the principal bedroom benefitting from vintage-inspired en suite facilities.

A further stairway rises to the top of the home, where there is an additional room with exposed rafters and French doors to a Juliet balcony.









Outside

A private lane gives access to the collection of properties at the farmstead, with Mulberry Oast immediately on the right-hand side, having an area of hardstanding at the front which is bordered by post-and-rail fencing. There is space for parking in addition to the shelter of the car port. A paved pathway to the side of the property leads to the main entrance.

To the rear of the house, a terrace provides for al fresco dining and relaxation with a low-level brick retaining wall, topped by picket-fencing, forming a sense of enclosure. Steps rise to a lawned area with a decked platform offering an alternative seating spot to sit. There are mature shrubs and specimen trees at the far margin, with a timber shed providing storage for garden equipment.

Location

The property occupies a rural setting in the hamlet of Shottenden just to the west of the picturesque village of Chilham. Surrounded by the stunning countryside of the Kent Downs AONB, there are numerous opportunities for outdoor pursuits including cycling, walking and horse-riding, with Perry Wood and Chilham cross-country course within hacking distance.

Chilham provides local amenities including public houses, a village hall hosting events and activities, and a well-regarded primary school, whilst Selling and Faversham offer further facilities as well as supermarkets. Canterbury is within easy reach offering an array of educational, retail and leisure amenities.

Motorway access is available via the A2/M2 (J6). Selling, Chilham and Faversham offer regular rail services to London while Ashford International and Canterbury West offer the High-Speed service to London St Pancras from around 36 minutes and 54 minutes respectively. There is good access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Selling 2.6 miles
- Sheldwich 3.4 miles
- Faversham 6.6 miles
- Canterbury 8.2 miles
- Ashford 10.5 miles
- Port of Dover 23 miles

Nearby Stations

- Chilham
- Selling
- Chartham
- Faversham

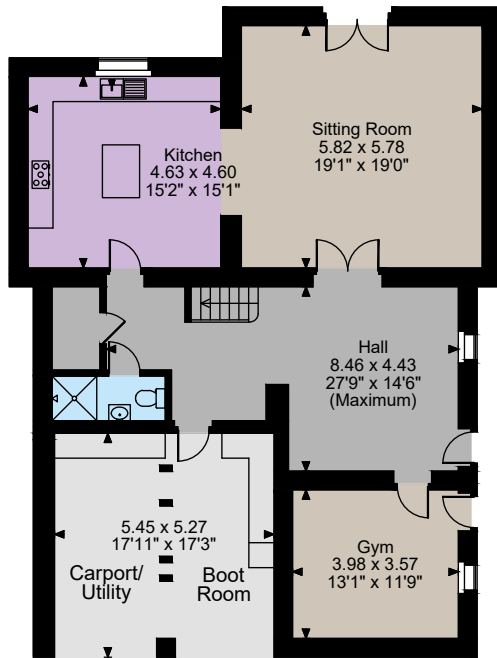
Key Locations

- Chilham Castle
- Perry Wood (Park & Garden)
- Belmont House and Gardens
- Mount Ephraim Gardens
- Blean Woods National Nature Reserve
- Wye Downs
- Canterbury Cathedral

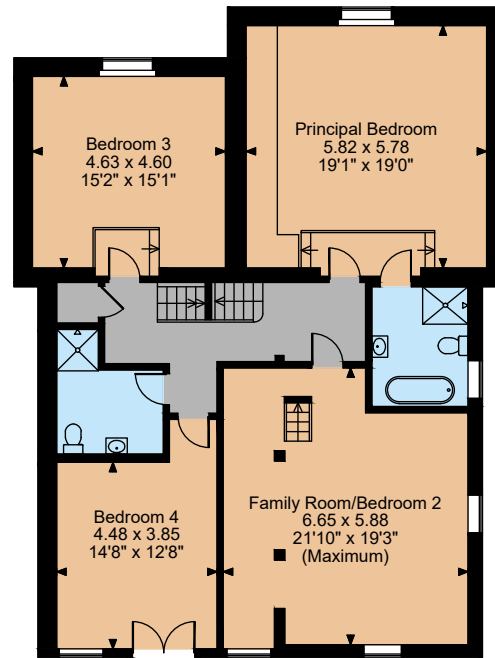
Nearby Schools

- St Mary's CofE Primary School
- Selling CofE Primary School
- Sheldwich Primary School
- Challock Primary School
- Hope View School
- Lorenden Preparatory School
- Spring Grove School
- Ashford School
- The King's School
- Kent College
- The Worthgate School
- St Edmund's School

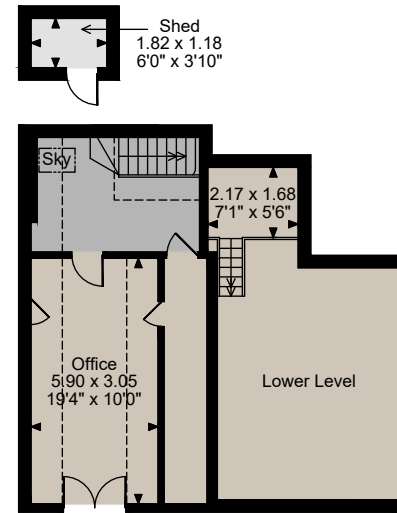




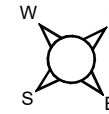
Ground Floor



First Floor



Second Floor



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

☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 3,025 sq ft (281 sq m)
 Carport/Utility/Boot Room internal area 305 sq ft (28 sq m)
 Outbuilding internal area 23 sq ft (2 sq m)
 Total internal area 3,353 sq ft (312 sq m)
 For identification purposes only.

Directions

Post Code: CT4 8JU

///what3words: postings.youthful.retrain - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: Mains water and electricity, oil heating and private drainage. We understand that the private drainage at this property complies with the relevant regulations.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band F

EPC Rating: C

Agent's Note: The neighbouring property has a right of access across Mulberry Oast's driveway.

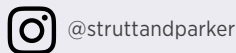
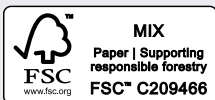
Canterbury

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