

A QUALITY DEVELOPMENT

BY

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Developers

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THE OAST
PATRIXBOURNE



THIS SUPERB CONVERSION TO CREATE TWO BEAUTIFUL AND UNIQUE HOMES
SET IN THE CENTRE OF THE PICTURESQUE VILLAGE OF PATRIXBOURNE.

LOCATION

Patrixbourne is one of the most sought after villages in Kent, nestling quietly in The Downs, some two miles South of Canterbury.

The Oast is situated in the centre of the village, close to the ancient Church of St Mary's, the Nailbourne stream and the recreation ground. There are no pubs or shops and belies the fact that within a mile there is a main line station and motorway.

The busy village of Bridge is half a mile away and has an array of small businesses which include a Post Office, Dispensing Chemist, Dentist, Vet, Bakery, Butchers, Male & Female Hairdressers and a small Supermarket.

DESCRIPTION

The Oast, which originally was part of the Byfrons Estate, is believed to be older than the date stone of 1869, which it is felt is when the alterations to insert the windows and add the unique carved timbers on the orders of The Marquis of Conyngham.

Built of mellow red brick under a Kent peg tiled roof, this Listed Grade 2, Three Kiln Oast, would be difficult to equal for its setting and unique features.

RESTORATION/CONVERSION

John Knight Builders (Canterbury) Ltd. have worked to restore and enhance the fine period features of the Oast but at the same time, offer the highest standards of modern appointments.

PARTICULAR FEATURES OF NOTE INCLUDE

- * Full structural restoration, including retiling the roof & Kilns.
- * New damp proof course and woodworm treatments with guarantees.
- * Full Gas-fired Central Heating.
- * 'Dukers' cast iron bath with period style basins, toilet & bidet.
- * All taps and fittings in period style brass.
- * All new door & window fittings in period style brass.
- * New purpose made windows where necessary and double glazed.
- * Specially designed and purpose made timber kitchen painted drag effect.
- * Fitted Dishwasher, Condenser Washer/Dryer, Fridge/Freezer, Electric Double Oven with ducted extractor hood and Gas Hob.
- * Exposed beams.
- * Feature brickwork.
- * Fully designed and Landscaped individual cottage style gardens with Garage.

ACCOMMODATION

GROUND FLOOR

A purpose made ledge and braced entrance door leads a large open area between the

Living Room: Which is 17' diameter. This stunning circular room offers many opportunities to create a very different living area. There are wall light points and a feature brickwork arch.

Dining Room: 14' x 18' (widest). A gentle curved arch leads to this elevated and spacious Dining room which features some of the original leaded light windows which have either been fully restored or replicas custom made. A feature glazed screen and door lead to the unusual shaped hall and from a recess there is the

Study: 10'7" x 12' (widest). This room being large enough to double up as a sewing or T.V. Room.

Kitchen: This custom built Kitchen has been created from half of a Kiln, giving a unique half moon shaped Kitchen. This fully integrated Kitchen has been fitted with appliances from the Thorn Onyx range of equipment - this being a Double Oven with ducted hood, a Gas-hob, Plumbed in Dishwasher, Condenser Washer/Dryer (Bendix) and a Fridge/Freezer.

The work tops are tiled and the inset sink is from one of the latest materials, complete with ceramic disc taps. The ample power points and eyeball spotlights compliment the painted drag effect fittings and complete this period feel, but up to the minute Kitchen.

Cloakroom: This has subtle coloured period style sanitary fittings, complete with brass taps. The central heating boiler is located in this room. The stained timber staircase leads to the first floor.

FIRST FLOOR

Master Bedroom: 16'7" diameter. The imagination can run completely wild in this circular bedroom, which has the advantage of an ensuite shower room attached, finished in delicate coloured sanitaryware with period style brass fittings.

Bedroom 2: 13'8" x 15'. A lovely room and features restored original leaded light windows.

Bedroom 3: 15' x 16' (widest). Another double bedroom with restored original leaded lights.

Bathroom: This has to be seen to be believed. A beautifully designed bathroom in a half moon shaped room. The sanitaryware is white. The bath is a 'Dukers' top of the range cast iron, complete with period style brass cradle style taps and shower attachment - an unusual feature of the bathroom being the two period style hand basins with pedestals.

There is a toilet and bidet with period style brass fittings. The bath has been panelled and the tiled wall hides the wastes and pipework to give a clean and sumptuous Bathroom.

Landing:

The curved walls, support and exposed beams give an air of distinction to the landing.

The stained timber staircase leads to

SECOND FLOOR

Bedroom 4/Playroom: 16'5" diameter. A versatile room for a discerning owner.

Bedroom 5/Gym/Leisure: 17'3" x 10'. Another useful room with exposed beams and dormer windows.

HALF KILN

The water tanks are located in here and is also large enough to take the majority of household lumber.

OUTSIDE

One of the main features of the property is the recessed front, which houses the original pulley and hoist tackle, which can be viewed from the ground. The original doors to the ground and first floors have been fully restored and fixed back in the open position.

The Landscaped garden has been designed to create a cottage style effect. The single Garage has been built using reclaimed materials to be in keeping with The Oast and features purpose made solid timber ledge framed doors. Adjoining the Garage is a Pergola with a Yorkstone/Brick path leading to the Patio at the rear, complete with the rear entrance door.

Offers in excess of £250,000.00