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(0227) 451123

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13 Hill Street Berkeley Square London W1X 8DL
071-629 7282

Kent

Canterbury 4 miles Dover 15 miles

Oswalds

Bishopsbourne, Nr. Canterbury

A HANDSOME 18TH CENTURY GEORGIAN HOUSE WITH IMPORTANT LITERARY ASSOCIATIONS, IN ONE OF EAST KENT'S PRETTIEST VILLAGES.

Hall, drawing room, dining room, kitchen, study, staircase hall, cloakroom, utility room.

5 Bedrooms, 2 bathrooms, 4 attic rooms.

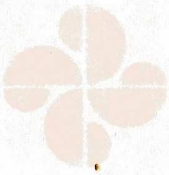
2 Double garages, outbuildings, greenhouse.

Extensive landscaped gardens.

About 3 acres

Offers are invited in the region of £450,000

127



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SITUATION

Oswalds is situated adjoining the parish church in the pretty village of Bishopsbourne, which is in turn situated about 4 miles to the south east of the Cathedral City of Canterbury. There are local amenities and services in the nearby village of Bridge, which has a small supermarket, butchers, public houses etc, but other facilities including recreational, leisure and educational amenities are all available in Canterbury.

There are schools at all levels both in the independent and public sectors, including the King's School, St. Edmund's School and the Simon Langton School for boys and girls.

There is access onto the A2 at Bishopsbourne which in turn leads on to the M2 at Brenley Corner (Faversham) giving direct access onto the remaining southern motorway network systems, and Heathrow and Gatwick airports.

The Channel Ports of Dover and Ramsgate, and the Channel Tunnel Terminal at Folkestone, are all within 15 miles drive.

SPORTING/RECREATION

Sporting and recreational facilities in the area include county cricket at Canterbury, golf at Canterbury and the world famous links of Royal St. George's at Sandwich, horse racing at Folkestone, sailing and angling along the Kent coast, and walking and riding in the surrounding countryside.

THE PROPERTY

Oswalds is Grade II Listed as being of Architectural or Historic Interest. The property has significant literary associations being the home of the writer, Joseph Conrad, until his death in 1924 and in the 1930s for a short time the family home of the Waugh Family. Joseph Conrad's hall desk and memorabilia associated with the house are in the owners possession and are available in addition to the freehold.

Conrad's time at Oswalds and other houses within Kent is well documented and if prospective purchasers would like further information in relation to this, copies are available from the Agents on request.

The house, for a brief period from 1954 to 1970 was the village rectory, is predominantly 17th and 18th century and has symmetrical fenestration of typically Georgian style, multi-pane sash windows on the front façade. There is a centrally placed porch with Doric columns and pediment over. On the north eastern elevation there is a curved bow to both stories which form a feature to the dining room and main bedroom.

Internally, the house retains many original features including fireplaces, door furniture and cornicing.

The current owners have lived in the property for some twenty five years and during that time they have created an outstanding garden setting for the house, taking full advantage of the property's position immediately adjoining Bourne Park.



From the rear of the property there are distant views across the parkland towards Bourne House and the lake.

The accommodation, which is in the main based on two floors, is as follows:

(All measurements approximate)

GROUND FLOOR

Hall (SE) 14'9" x 10'3" with half glazed door, double radiator, open fireplace with marble surround and flagstone hearth, woodblock floor, and door to:

Drawing Room (SE & SW) 24'3" x 15' with dado rail, ornate coving, three wall light points, open fireplace with marble surround and hearth, two shaped alcoves to either side, windows to the front have shutters, columned area to one end of the room, two double radiators.

From the hall there is an archway with a **Side Passage** to:

Dining Room (SE & NE) 19'9" x 14'3" with a magnificent bow window, two double radiators, dog tooth cornice ceiling, open fireplace with marble surround and hearth, twin display shelves with cupboards under to either side of window, display alcove with cupboard to one end of the room, serving hatch to kitchen, door to:

Kitchen (NW & NE) 17'6" x 13'3" with double radiator, range of fitted floor cupboards with work surface over, double bowl stainless steel sink with mixer taps, plumbing for dishwasher, electric cooker point, walk-in deep shelved larder and walk-in cold store, door to:

Staircase Hall 18' x 15'(including staircase) with two double radiators, fitted display shelves with cupboards under.

Study (SW) 14'6" x 10'3" with double radiator.

Door to Rear Passageway with single radiator, understairs storage cupboard, side door to garden and doors to study and to:

Utility Room (NW) with Ideal Mexico 2 gas fired boiler for central heating and hot water, plumbing for washing machine, vent for tumble drier.

Cloakroom with half glazed door to garden, single radiator, wash hand basin and door to **WC** with low suite **WC**.

FIRST FLOOR

From the Staircase Hall, stairs rise in three flights with two half landings to a **Galleried Landing (NW)** with double radiator, door to **Inner Landing** with single radiator and archway to:



Master Bedroom 1 (SE & NE) 26' x 14'9" (including chimney breasts) with magnificent bow window, double radiator.

Bedroom 2 (NE) 13' x 12'3" with double radiator, pedestal wash hand basin, fitted hanging cupboard.

Bathroom 1 (NW) with fully tiled walls, radiator, low suite WC, panelled bath and shower attachment, pedestal wash hand basin.

Bedroom 3 (SE) 15'6" x 14' with double radiator, fireplace with tiled inset (currently blocked) and communicating door to Bedroom 4.

Bedroom 4 (SE) 21' x 15' with two double radiators, two fitted alcove cupboards with mirrored doors and fan lights over.

Bathroom 2 (NW) with one tiled wall, panelled bath with shower attachment, low suite WC, radiator, pedestal wash hand basin, and airing cupboard housing fully lagged hot water cylinder and immersion heater.

Doors from the galleried landing lead to:

Bedroom 5 (SW & NW) 14'3" x 11' with double radiator, pedestal wash hand basin, walk-in understairs cupboard.

SECOND FLOOR

Stairs lead to the second floor:

Attic Room 1 (NW) 17' x 17' (average)

Attic Room 2 (SE) 13'3" x 11'6".

Attic Room 3 (SE/NE) 18'3" x 15' with fitted hanging cupboard.

Attic Room 4 (NW) 10' x 6'9" with sloping ceiling.

OUTSIDE

From the village street, a five bar gate leads to a gravelled in and out drive terminating in a parking and turning area to the front of two double **Garages** (measuring approximately 27' x 15' and 15'6" x 15') with sliding doors. A **Potting Shed** and two **Stores** back onto the garages.

THE GARDENS

Around the house the imaginatively landscaped gardens contain a connoisseurs collection of plants which include two designated National Collections. Many features have been incorporated into the design which has been planted to give year round interest with particular emphasis on bulbs and fruit varieties.



The Nailbourne river bed, dry for six years out of seven, bisects the garden. Two bridges leading from the older established garden to the more recently developed area where views of the adjoining Bourne Park may be enjoyed from the gazebo.

To the rear of the house is a magnificent herbaceous border and Greenhouse (37' x 10' external measurement) with electricity and water connected, and an adjoining series of coldframes.

A plan of the garden is attached to the particulars for purchasers convenience.

In all the gardens extend to approximately 3 acres.

SERVICES

All main services are connected.

ASSESSMENTS

Council Tax 1995/6 Band H. Canterbury City Council.

NOTE

Items normally known as tenant's fixtures and fittings are excluded from the sale. However certain items may be available in addition by separate negotiation.

Electrical and other appliances mentioned in the sales particulars have not been tested by the Agent, therefore prospective purchasers must satisfy themselves as to their working order.

DIRECTIONS

From Canterbury, leave on the A2 south towards Dover. Turn left at the first exit signposted to Elham and Bishopsbourne and at the T-junction turn right proceeding back underneath the dual carriageway. At the next junction cross over the road towards Bishopsbourne and follow the lane down into the village and Oswalds is the first house on the right hand side on entering the village.

See location plans attached.

VIEWING

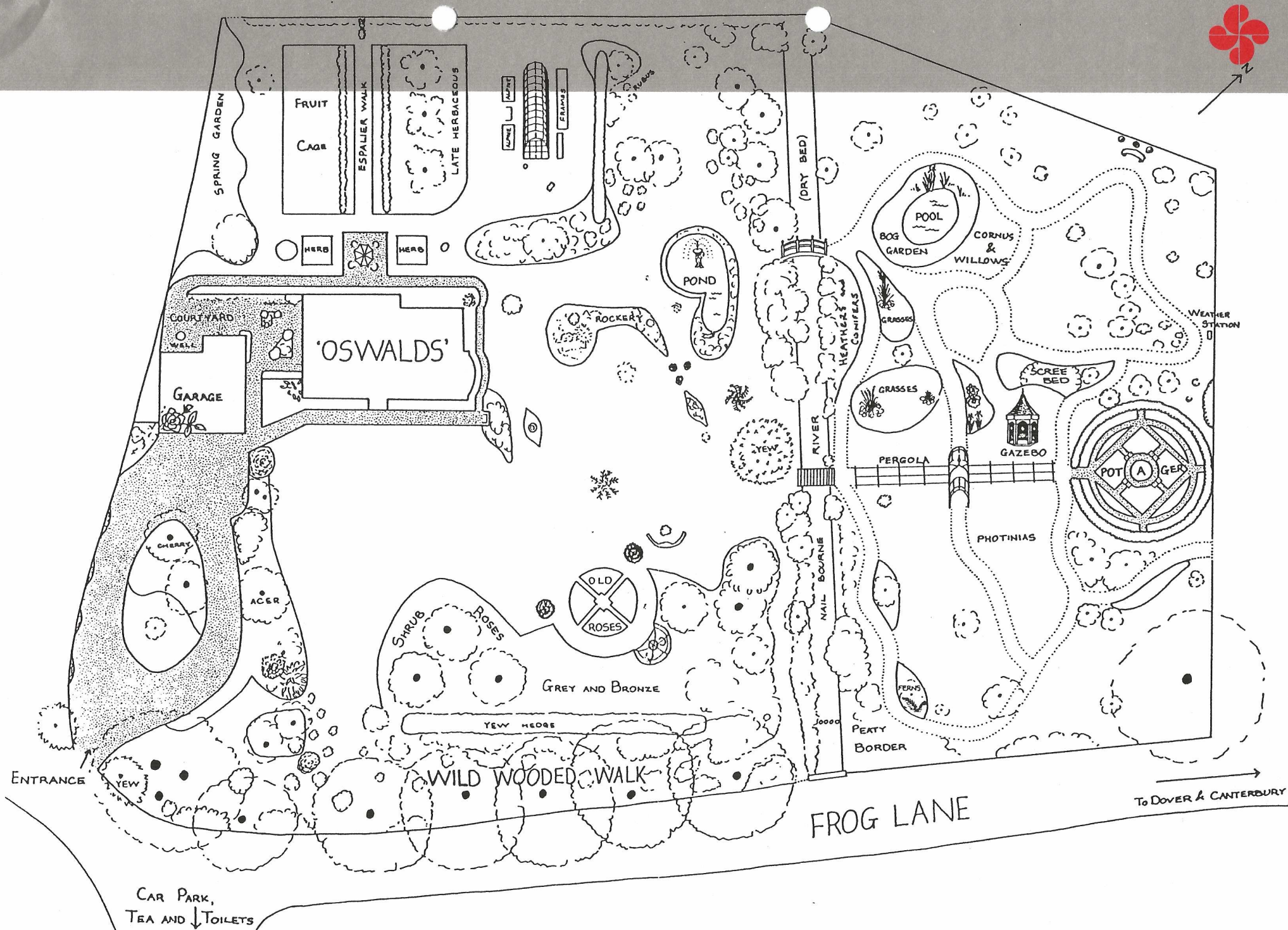
Strictly by appointment through the sole agents, Strutt & Parker, who are open Monday to Friday between 9.00 am and 5.30 pm, and on Saturday between 9.00 am and 4.00 pm.

If you are uncertain about any aspects prior to your inspection, please contact us in order to avoid a wasted journey.

REFERENCE

8CB/3847

AUGUST 1995



TO DOVER & CANTERBURY

CAR PARK,
TEA AND TOILETS

FROG LANE

'OSWALDS'

COURTYARD

GARAGE

FRUIT
CAGE

ESPALIER WALK

LATE HERBACEOUS

MINE

FRAPPS

ROCKERY

POND

POOL

BOG GARDEN

CORNUS & WILLOWS

GRASSES

GRASSES

SCREE BED

GAZEBO

POTAGER

PHOTINIAS

OLD ROSES

GREY AND BRONZE

YEW HEDGE

WILD WOODED WALK

SHRUB

ROSES

YEW

CHERRY

ACER

PEATY BORDER

NAIL BOURNE

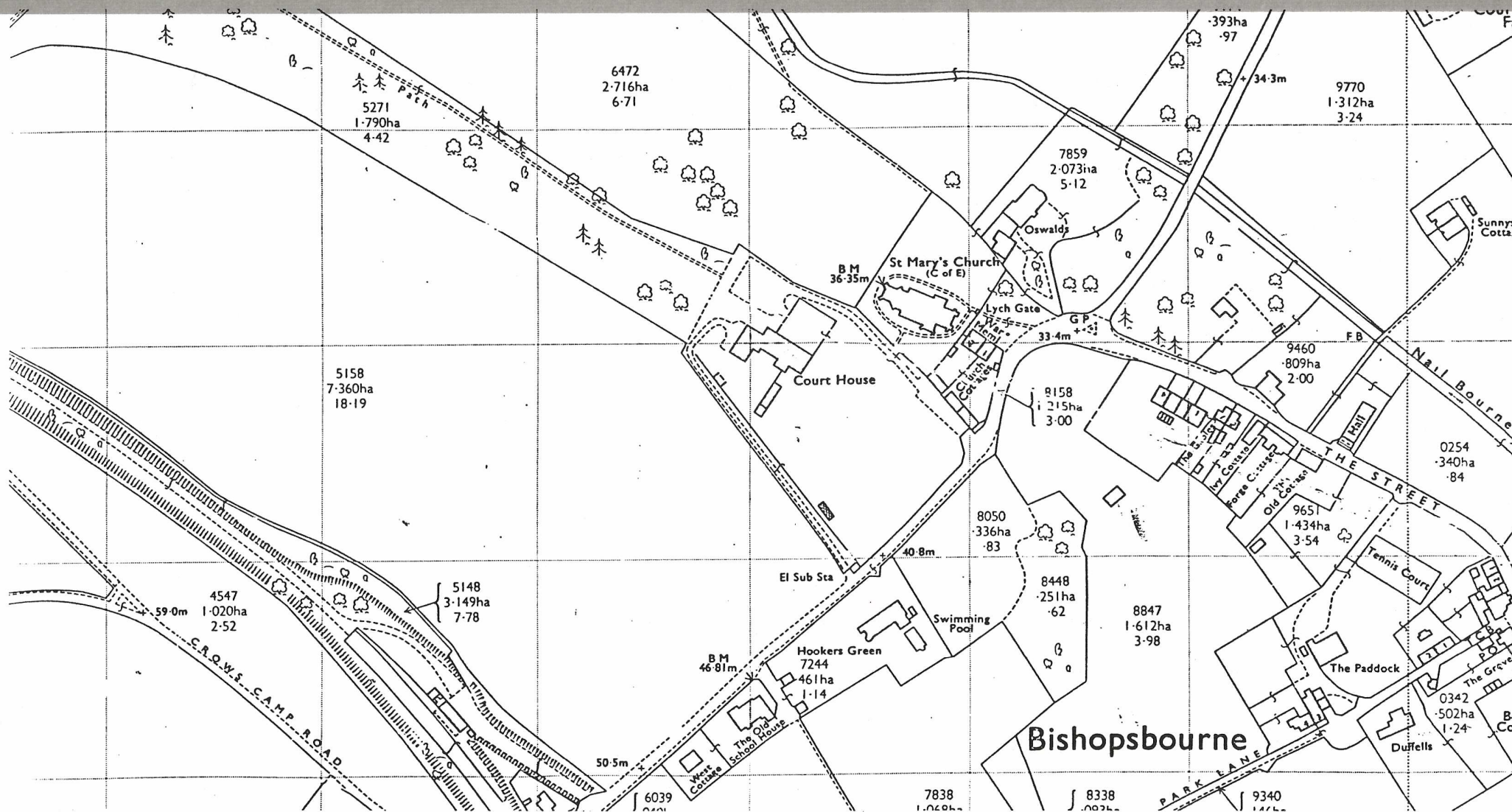
PERNS

PERGOLA

(DRY BED)

WEATHER STATION

ENTRANCE



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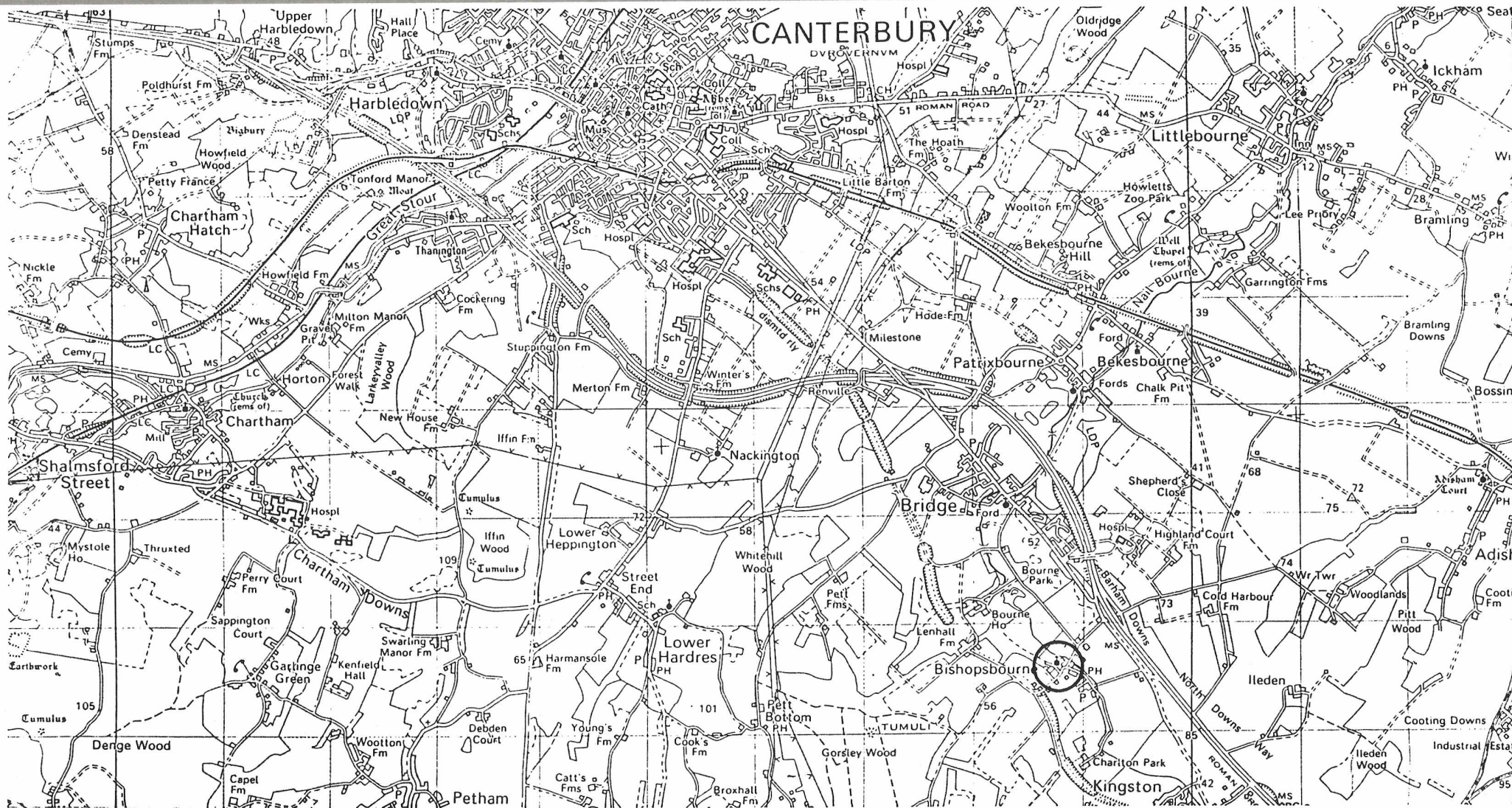
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**OSWALDS
BISHOPSBOURNE, KENT**

Scale: 1:2500 Date: 1995

STRUTT & PARKER

2 St Margaret's Street, Canterbury
Kent CT1 2TP Tel: (0227) 451123



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**OSWALDS
BISHOPSBOURNE, KENT**

Scale: 1:50,000 Date: 1995

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PARKER**

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