

Ridley Court Oast

Rectory Road, Ash, Sevenoaks



Well maintained converted Oast House with Ragstone and timber elevations, located in a charming and private rural location.



Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen | Dining room | Reception room | WC

First Floor: Four bedrooms, one with an en suite | Family bathroom

Garden and Grounds

Garage



Situation

(Distances and times are approximate)



The property is located close to the villages of Vigo, Meopham and Borough Green. The village of Borough Green (3.7 miles) provides many day-to-day amenities together with a mainline station running into London Victoria and London Bridge. Further afield Longfield is 7.5 miles away and Bluewater only 10.4 miles distance.

Alternative train stations include Sevenoaks (with its shops, restaurants and amenities) providing a fast train link into London Bridge (22 minutes direct) and Charing Cross, whilst trains run from Ebbsfleet to St. Pancras in 19 minutes.



The M20 is close at hand providing excellent links to the M25 and the international airports at Gatwick and Heathrow together with access to the Channel ports and the wider UK motorway network.



The area is also well known for its excellent schools; including schools such as Tonbridge School, Sevenoaks school and numerous excellent grammar schools including Judd, Skinners, Gravesend Grammar, Kings Cathedral in Rochester and Cranbrook.



The Property

Approached via a shingle driveway that winds past the church and through a working farm, the route leads you to a parking area and a double garage, offering a true countryside experience before reaching the oast house. Ridley Court Oast offers a rare opportunity to acquire a secluded detached oast house with charming ragstone and timber elevations. Set amidst the peaceful surroundings of a working farm and the beautiful Kent countryside, this property comes to market for the first time in over forty years. It has been meticulously cared for and cherished by the current owner.

Upon entering, the entrance hall leads to a snug featuring a woodburning stove, offering a cosy space. The dining room, located within the roundel showcases classic parquet flooring. The sitting room, with its dual aspect and views over the garden, boasts a feature fireplace. A door from the sitting room leads to the conservatory, which has double doors opening to the garden.

The kitchen is well-appointed with a comprehensive range of units, granite worktops, a double butler sink, and tiled splashbacks. Neff appliances include a double oven, hob, and cookerhood, with space for a dishwasher. A utility area off the kitchen includes a stable door that opens into the garden.

The principal bedroom, situated in the roundel, benefits from high ceilings and an en suite shower room. Three additional bedrooms, all with built-in wardrobes, and a family bathroom with a roll-top bath complete the accommodation on the first floor.



Outside

The predominantly south-west facing pretty rear garden encircles the property and is mostly laid to lawn. It features a large terrace, a pond, mature shrubs and trees, and offers stunning views over the surrounding farmland and woodland.

Property Information

Tenure: Freehold

Local Authority: Sevenoaks district council

Council Tax: Band G

EPC: E

Postcode: TN15 7EX

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House = 197.9 sq.m / 2,120 sq.ft

Garage = 33.1 sq.m / 357 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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