



**Moorstock Oast Moorstock Lane, Sellindge**  
**£1,300,000**



# Moorstock Oast Moorstock Lane

Sellindge, Ashford

A beautifully presented Edwardian Oast House, located just outside the village of Sellindge, with separate two-bedroom annexe, grounds extending to approximately 1 acre, and driveway offering space to park numerous vehicles, plus two garages. Council Tax band: G

Tenure: Freehold

- Four Bedroom Oast House plus Two Bedroom Annexe
- Four Reception Rooms
- En-suites to Two Bedrooms
- Parking on the Driveway for Numerous Vehicles
- Two Garages plus Workshop
- Located on the Edge of the Village of Sellindge
- Approximately 1 Acre of Grounds with Annex



## The Oast House

### Hallway

Spacious entrance hallway with full height windows and door to front, stairs leading to first floor with under-stairs storage, door to garden, radiator, tiled floor.

### Cloakroom

Comprising WC, wash basin with storage beneath, towel radiator, partly tiled walls, tiled floor. Window to the rear.

### Lounge

15' 0" x 14' 8" (4.57m x 4.47m)

Dual aspect with windows to the front and rear and doors opening to the garden, wood burning stove, radiators, wood flooring. Leading through to Reception Room.

### Reception Room

20' 4" x 11' 0" (6.20m x 3.35m)

Window and door to the front, radiator, wood flooring.

### Utility Room

Window and door to the front, floor units with worksurface and inset sink/drain, plumbing and space for washing machine & tumble dryer, central heating boiler, large storage cupboard, tiled floor.

### Family Room

14' 6" x 8' 5" (4.42m x 2.57m)

Windows to the front, built-in cupboards, radiator, tiled floor. Curved brick steps up to Kitchen & Dining Room.

### Dining Room

15' 5" x 15' 5" (4.70m x 4.70m)

Located within one of the roundels, dual aspect with windows to the front and rear, radiators, fitted carpet.

### Kitchen

14' 8" x 14' 8" (4.47m x 4.47m)

Located within one of the roundels, windows to the rear overlooking the garden and door leading out. Bespoke kitchen with wall and base units with a mix of Granite and Oak work surfaces over, stainless steel Belfast sink, free-standing Rangemaster Cooker, built-in dishwasher, free-standing American style fridge/freezer, tiled splash back and tiled floor.



### Landing

Galleried landing overlooking the entrance hallway, doors leading to each bedroom and family bathroom, radiator, fitted carpet.

### Bedroom 1

14' 7" x 14' 9" (4.45m x 4.50m)

Dual aspect with windows to the front and rear and Velux roof window, radiator, fitted carpet.

### En Suite

Comprising a square shower cubicle with pivot door and thermostatic shower, WC, wash basin with storage beneath, extractor fan, towel radiator, tiled floor.

### Bedroom 2

15' 1" x 13' 0" (4.60m x 3.97m)

Located within one of the roundels, windows to the rear overlooking the garden, stairs to en-suite and under-stairs storage, radiator, fitted carpet.

### En Suite

Mezzanine to Bedroom 2, comprising a free-standing bath with mixer taps and hand shower attachment, WC, wash basin, towel radiator, tiled floor.

### Bedroom 3

15' 4" x 15' 4" (4.68m x 4.68m)

Located within one of the roundels, windows to the front and rear, fitted wardrobes, radiator, fitted carpet. Loft access.

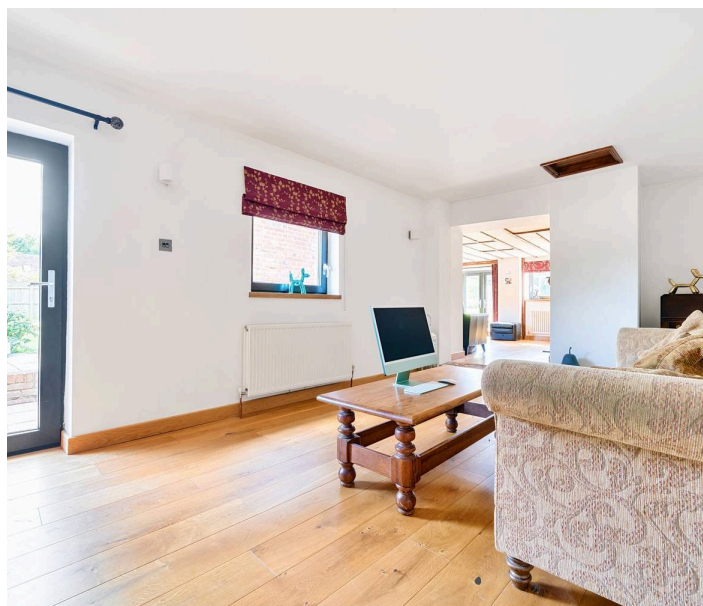
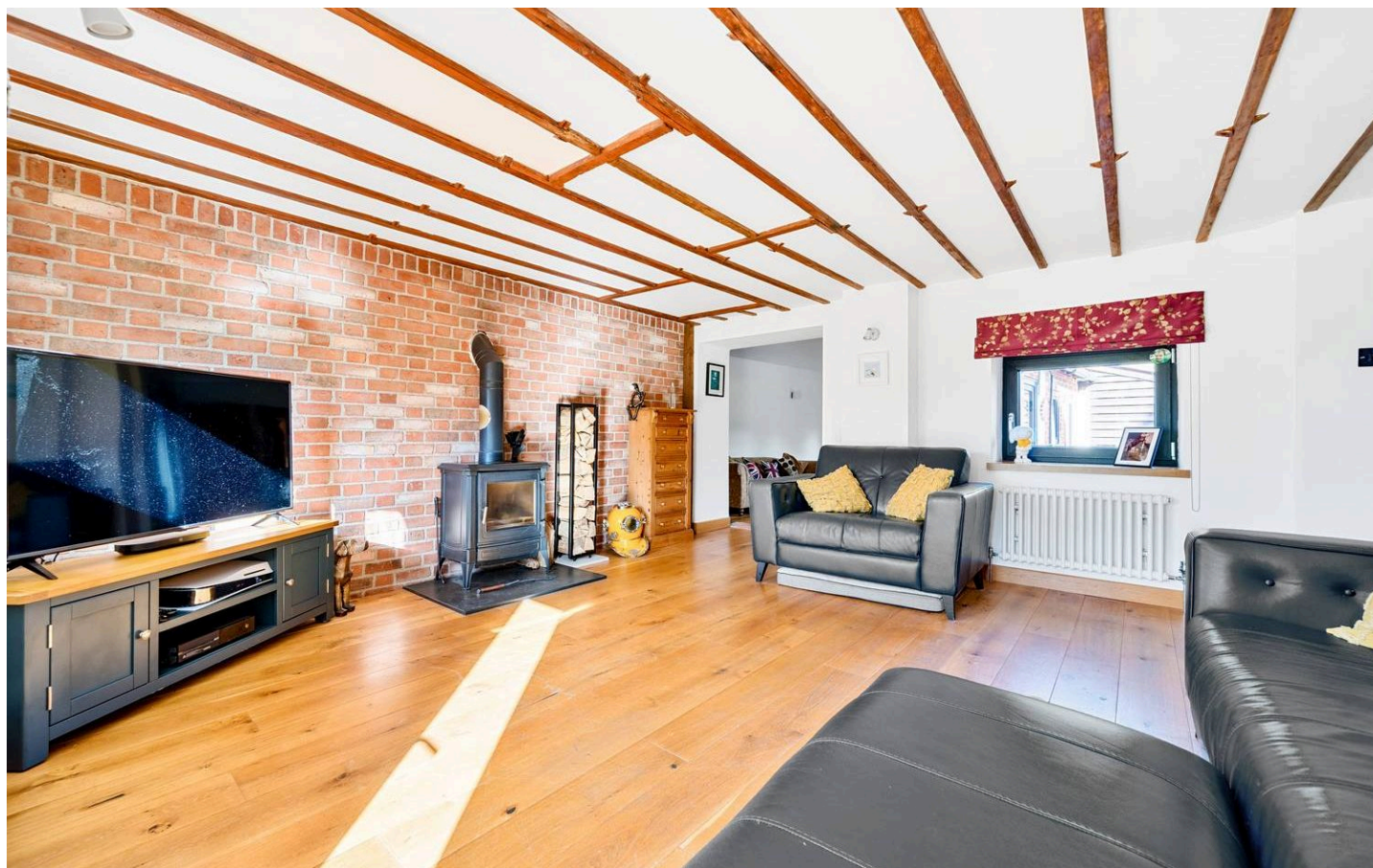
### Bedroom 4

11' 0" x 11' 5" (3.35m x 3.48m)

Windows to the rear, fitted wardrobe, radiator, fitted carpet. Door to the Bathroom.

### Bathroom

Comprising a quadrant shower enclosure with thermostatic shower, free-standing bath with mixer taps and hand shower attachment, WC, wash basin, towel radiator, extractor fan, partly tiled walls, tiled floor.



## The Cottage

### Entrance Hall

Stable door to front, rustic tiled floor, radiator. Doors to Living Room & Shower Room.

### Open-plan Living Room/Kitchen

22' 10" x 11' 5" (6.96m x 3.48m)

Vaulted ceiling, patio doors to terrace, radiator, wood flooring.

Modern fitted kitchen comprising matching wall and base units with worksurfaces over, inset sink/drain, built-in electric oven with 4-zone induction hob and extractor hood above, built-in microwave, integrated dishwasher & fridge Tiled splashback, window to the front.

### Bedroom 1

11' 5" x 8' 7" (3.48m x 2.62m)

Window and door opening to private terrace, built-in wardrobes and drawers, radiator, wood flooring.

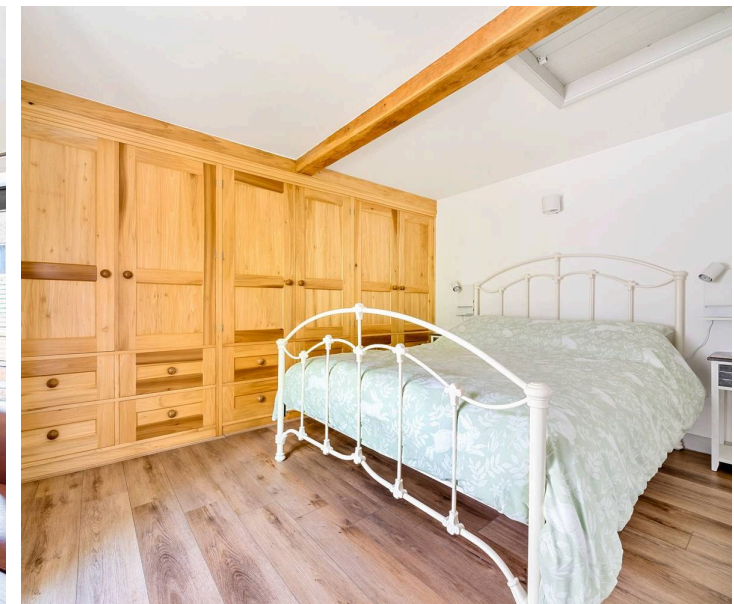
### Bedroom 2

8' 7" x 8' 0" (2.62m x 2.44m)

Windows to the front, radiator, wood flooring.

### Shower Room

Comprising a large walk-in enclosure with electric shower, WC, wash basin with drawers beneath, towel radiator, partly tiled walls and tiled flooring. Vaulted ceiling with high level window.



## **REAR GARDEN**

A generous garden to the rear of the home, a large grassed area with hedgerow boundaries and paving adjacent to the building, perfect for entertaining. Tractor access to the garden through five-bar gates.

### **Garage**

Double Garage

Two garages, measuring 3.69m x 3.10m, both with electric roller doors to the front.

### **Driveway**

6 Parking Spaces

Gravel driveway to the front of the buildings, comfortably allowing space to park up to 6 cars with ease.

### **EV charging**

1 Parking Space

EV charger for 1 car.



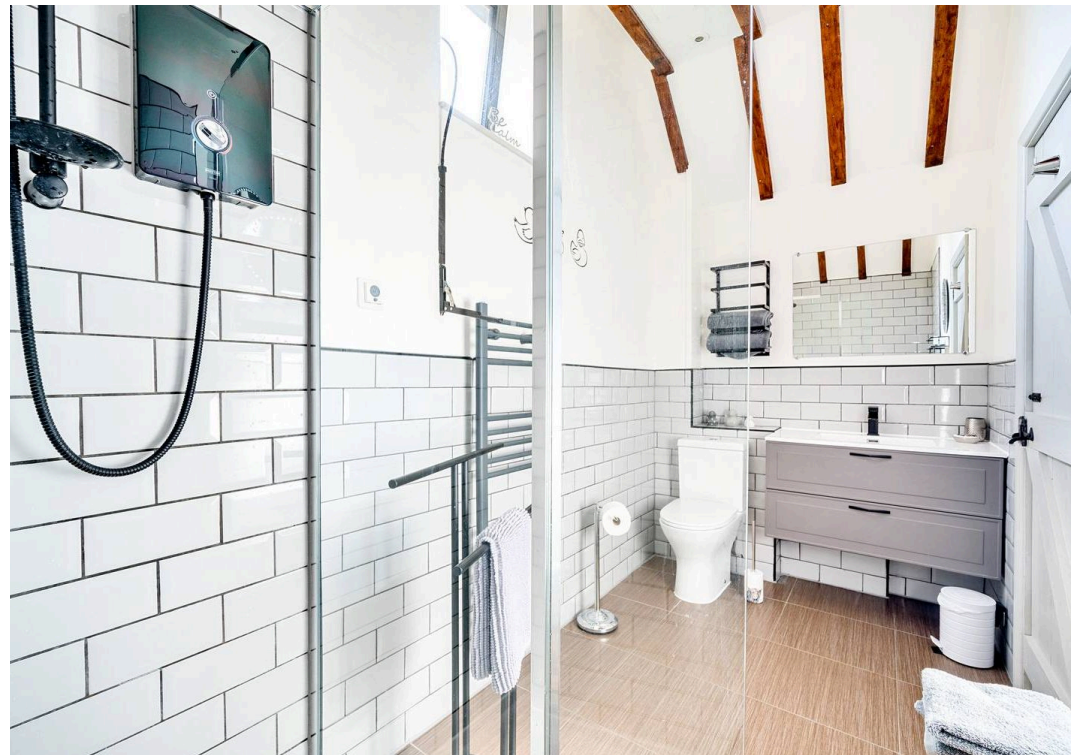














# Moorstock Oast, Moorstock Lane, Sellindge, Ashford, TN25

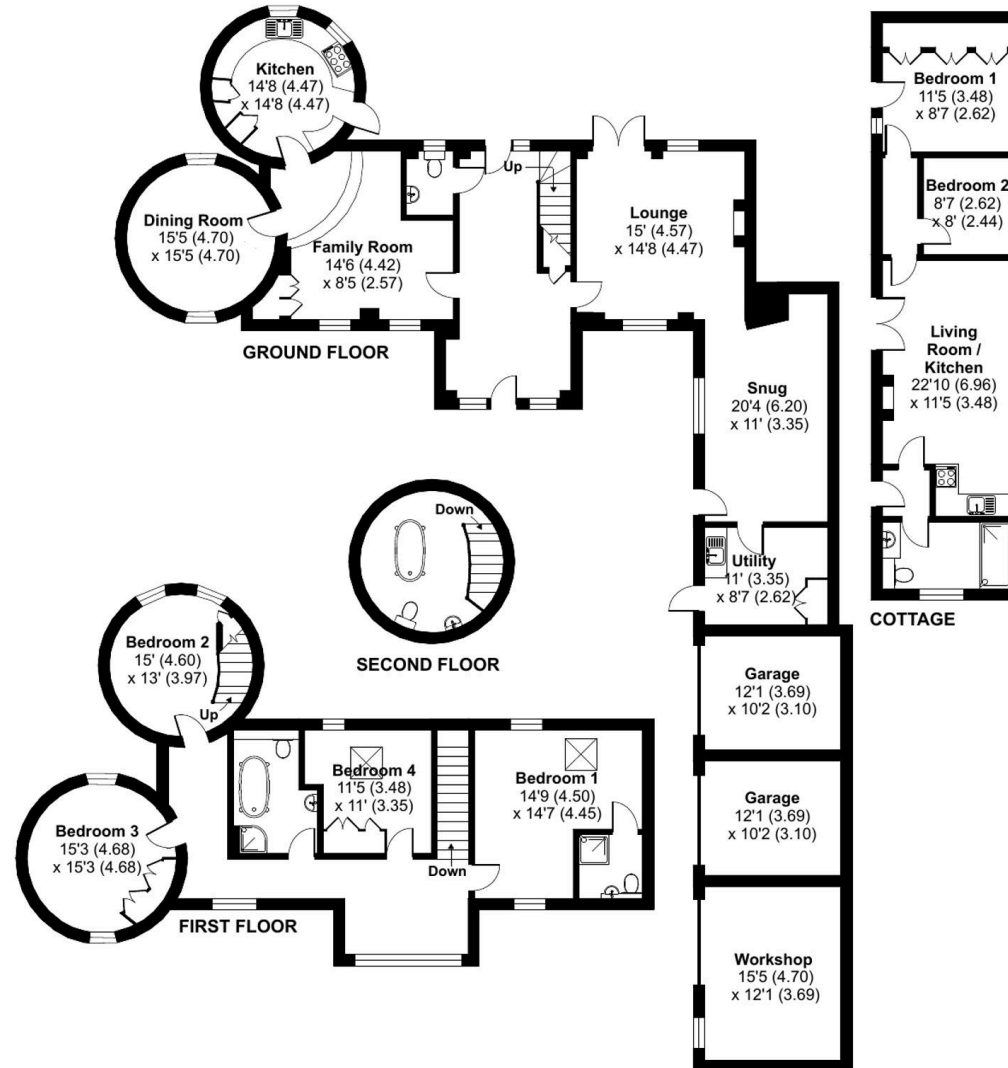
Approximate Area = 2314 sq ft / 215 sq m

Garage = 259 sq ft / 24.1 sq m

Cottage = 768 sq ft / 71.3 sq m

Total = 3341 sq ft / 310.3 sq m

For identification only - Not to scale



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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