



1 OSTLERS LANE  
SARRE  
BIRCHINGTON



Oakwood®  
Prestige & Country

1 OSTLERS LANE | SARRE | BIRCHINGTON | KENT | CT7 OJR

 5

 3

 4

 4.1 miles



If you are looking for a property that offers space and versatility with an annexe/air B&B potential then look no further. Situated in the picturesque village of Sarre on the very outskirts of Thanet and with the historic Cherry Brandy House pub at its heart and with the Cathedral city of Canterbury just 9 miles distant to the west and the well serviced village of Birchington 4 miles distant to the east, this spacious detached house offers 5 bedroom accommodation with the added benefit of a completely self contained annexe which offers versatility in term of both multi generational living or an income generator being either sub let on an AST or holiday lets. We strongly recommend internal inspection to appreciate the scope and nature of this most unusual home!





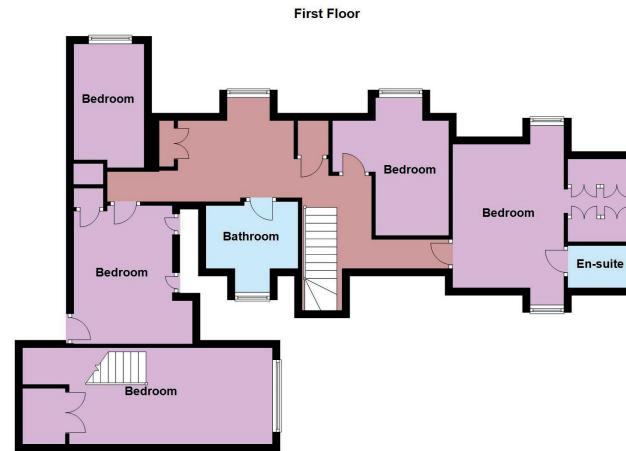
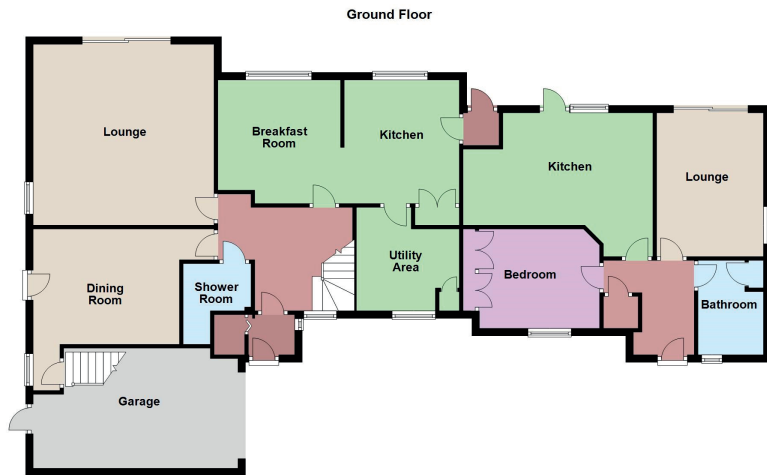
- VERSITILE ACCOMMODATION
- 5 BEDROOMS / 3 RECEPTION ROOMS
- MASTER SUITE WITH DRESSING ROOM & EN-SUITE
- 5TH BEDROOM / GAMES ROOM
- COMPLETELY SELF CONTAINED ANNEXE
- AIR B&B POTENTIAL
- GARAGE
- PRIVATE GARDENS



## LOCATION

Situated approximately 4 miles from Birchington in the direction of Canterbury, the village of Sarre has a well regarded and historic pub. The village is ideally situated for main road communications to both Canterbury and beyond via the A299 and A28 trunk roads which lie at opposite ends of the village. Mainline rail options are available from Birchington and Herne Bay.





### Main house - Ground floor

Entrance Hall:	
Lounge:	16'00" (4.88m) x 16'00" (4.88m)
Dining room:	12'11" (3.94m) x 10'02" (3.10m)
Kitchen/diner:	21'07" (6.58m) x 11'00" (3.35m)
Utility:	8'04" (2.54m) x 8'04" (2.54m)
Shower/W.C.:	7'00" (2.13m) x 6'02" (1.88m)

### Main house - First floor

Master bedroom:	12'08" (3.86m) x 9'09" (2.97m) plus walk in wardrobe/dressing area & en- suite shower room
Bedroom:	12'03" (3.73m) x 9'05" (2.87m)
Bedroom:	10'11" (3.33m) x 9'05" (2.87m)
Bedroom:	10'01" (3.07m) x 9'05" (2.87m)
Bathroom:	8'01" (2.46m) x 5'09" (1.75m)
Games room/bedroom:	8'09" (5.71m) x 8'05" (2.57m) (accessed via separate stairs from the dining room)

### Main house - Exterior

To the front of the property there is an extensive driveway leading to an oversize garage 18'09" (5.71m) x 10'08" (3.25m). The rear garden has a large patio area, lawns and a brick-built BBQ. Mature trees and screen fencing.

### Annexe - Ground Floor

Entrance hall	
Lounge:	12'08" (3.86m) x 10'00" (3.05m)
Kitchen/diner:	16'06" (5.03m) x 10'02" (3.10m)
Bedroom:	11'07" (3.53m) x 8'09" (2.67m)
Bathroom:	

### Annexe - Exterior

Private rear garden with large patio area, lawn and mature tree garden shed and side access.

EPC Rating	F
Council Tax Band	F
what3words	///shell.larger.adjusting

Guide Price £785,000



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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