



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

Skippers

## 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/drainer, 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

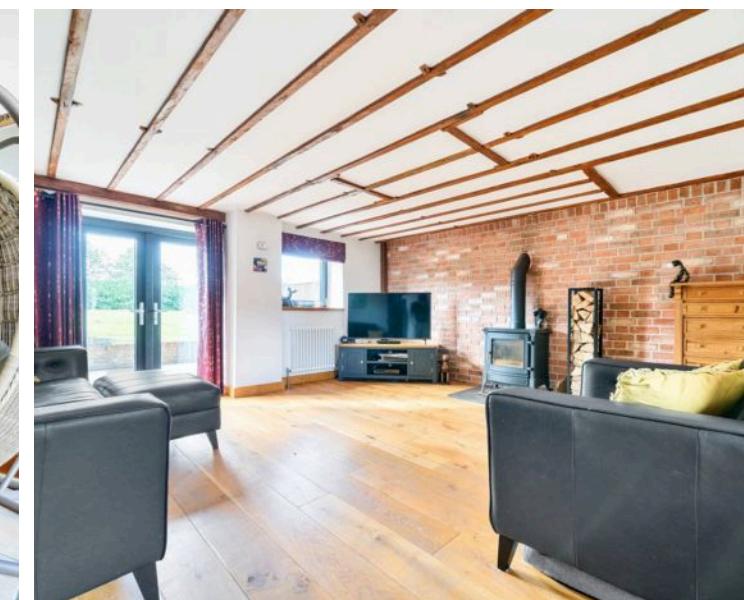
15' 5" x 15' 5" (4.70m x 4.70m)

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.

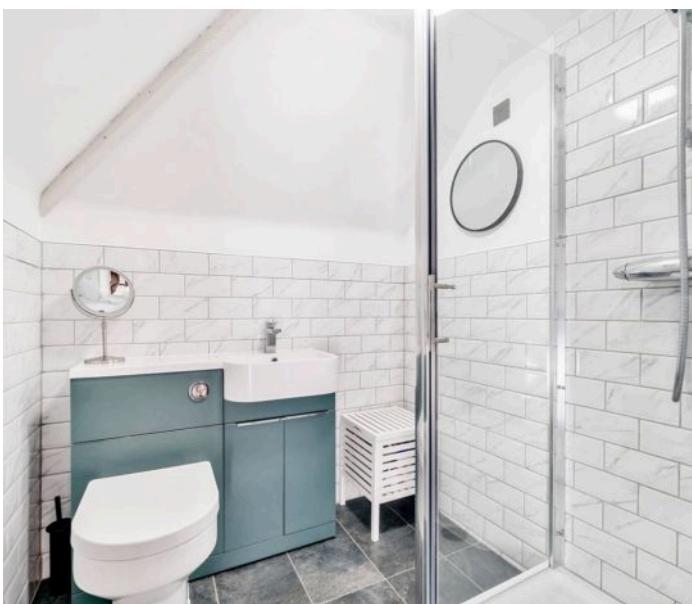
### Bedroom 4

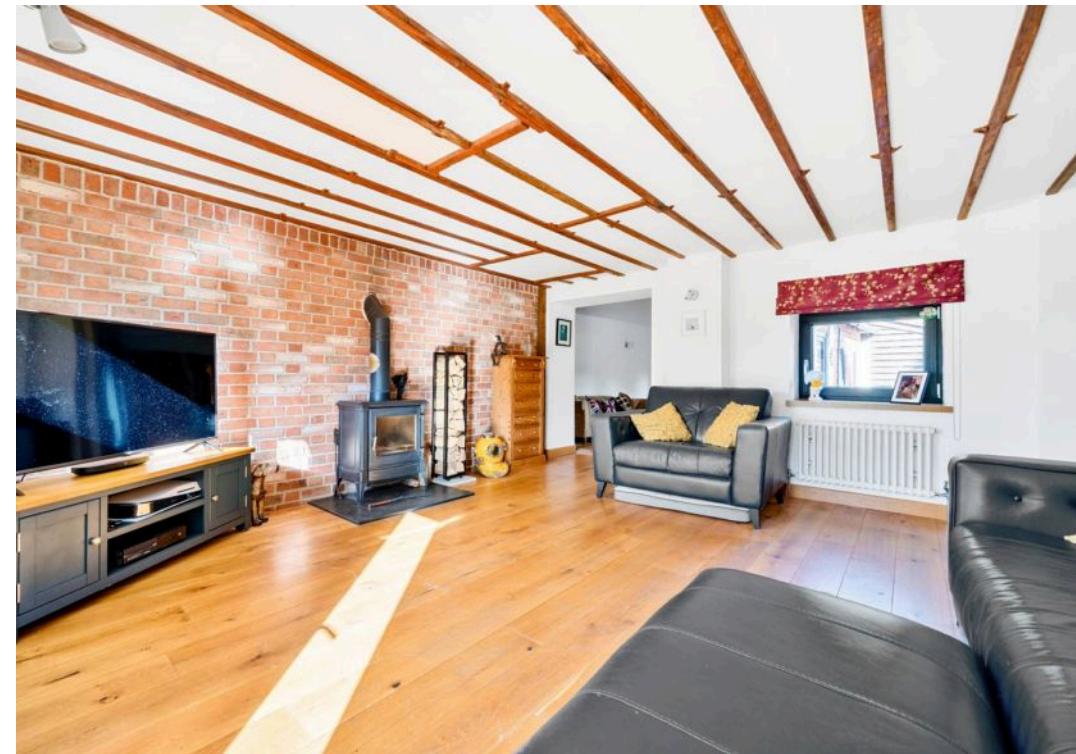
11' 0" x 11' 5" (3.35m x 3.48m)

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/drainer, 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**

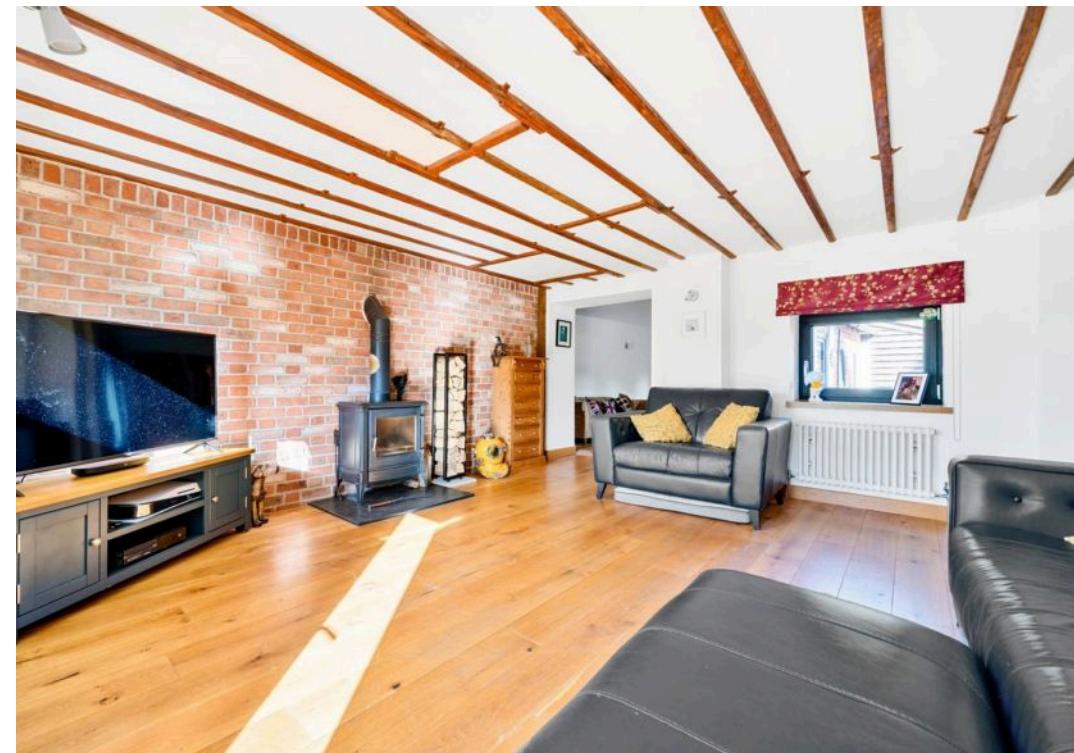
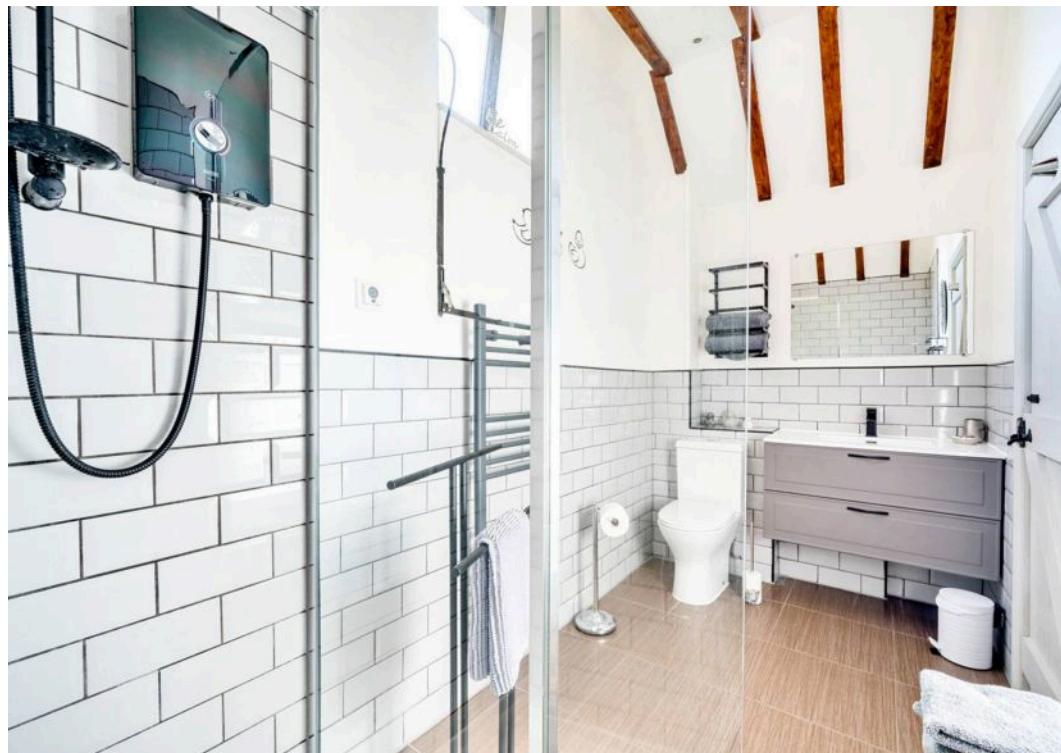
8' 7" x 8' 0" (2.62m x 2.44m)

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.









# Moorstock Oast, Moorstock Lane, Sellinde, Ashford, TN25

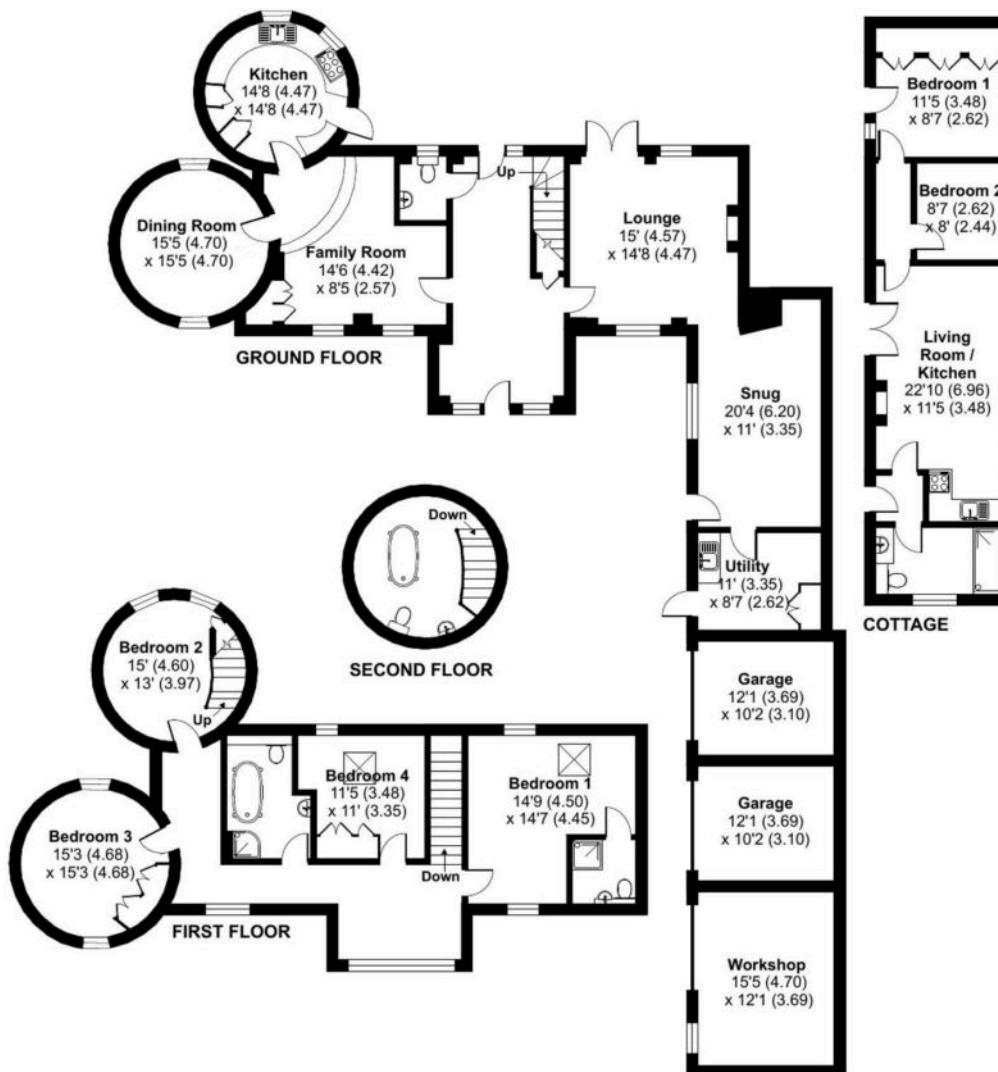
Approximate Area = 2314 sq ft / 215 sq m

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



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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