



**Malmain's Oast,
Pluckley, Kent TN27 0SE**

Malmains Oast, Pluckley, Ashford, Kent TN27 0SE

Guide Price : £1,200,000 - £1,300,000

A charming converted unlisted 5 bedroom / 3 bathroom twin-roundel oast house with extensive outbuildings, large south-facing gardens and far-reaching countryside views, close to the village and station.

Tucked away along a private lane and surrounded by sweeping Kent countryside, *Malmains Oast* offers a lifestyle defined by peace, privacy and a rare sense of escape. This remarkable 5 bedroom / 3 bathroom unlisted twin-roundel oast house combines the timeless charm of historic Kentish architecture with the comfort and practicality of modern family living, creating a home that feels both characterful and effortlessly welcoming.

From slow mornings overlooking open fields to long summer evenings entertaining on the south-facing terrace, life here moves at a gentler pace. The generous gardens which extend to circa 0.8 of an acre (unmeasured), wildlife pond and surrounding natural landscape provide a constant connection to the outdoors, while the extensive outbuildings, including a workshop, hobby spaces, garaging and detached office, offer rare flexibility for home working, creative pursuits or multi-generational living.

Despite its wonderfully secluded setting, Malmains Oast remains exceptionally well connected. The village centre and mainline station are less than a mile away, allowing convenient access to everyday amenities and travel to London, while fast fibre broadband ensures the property is perfectly equipped for contemporary living.

Balancing heritage, comfort and versatility in equal measure, Malmains Oast is more than simply a beautiful country home, it is an opportunity to embrace an idyllic Kent lifestyle where nature, space and tranquillity are part of everyday life

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The front door opens into a welcoming entrance hall which immediately sets the tone for the character and warmth found throughout Malmain's Oast.

An original flagstone floor flows seamlessly through into the impressive kitchen/breakfast room, complemented by exposed brickwork and a wealth of natural textures that create an authentic country house feel. At its centre is a traditional four-oven AGA, paired beautifully with a classic butler sink and substantial granite work-tops that add both practicality and a sense of understated luxury.

Adjoining the kitchen is a particularly useful utility room, while a door at the opposite end of the kitchen leads through to a rear hall where an elegant turned oak staircase rises to the first floor. A glazed external door and window frame lovely views across the gardens and provide direct access outside, whilst a conveniently positioned cloakroom completes this part of the house.

The principal living accommodation lies within the main body of the oast and combines wonderful character with an effortless flow between spaces designed for both relaxed family living and entertaining. Rich in warmth and atmosphere, the rooms beautifully showcase the charm and individuality of the original conversion.

Three generous reception rooms provide excellent versatility.

A substantial family room, currently arranged as a music room, offers a relaxed and adaptable space for everyday living, whilst the two striking roundels form elegant sitting and dining rooms, each enjoying lovely views across the gardens and surrounding countryside. With their curved walls, natural light and peaceful outlooks over the grounds, both rooms feel inviting, distinctive and perfectly suited to relaxed country living.

Upstairs, the charm and individuality of the property continue in abundance. The striking landing is a real feature in itself, with a vaulted ceiling and windows framing views towards the neighbouring Manor House.

The two principal bedrooms occupy the impressive roundels and are both generous doubles full of character and architectural interest. One benefits from a dressing area with bespoke fitted wardrobes together with an en-suite shower room. There are three further double bedrooms, one of which also enjoys the advantage of an en-suite shower room, while the remaining accommodation is served by a well-appointed family bathroom.

All of the bedrooms enjoy attractive views across either the beautifully maintained gardens or the surrounding unspoilt countryside. Throughout the first floor, exposed timbers, vaulted ceilings and the warmth of natural wood finishes combine to create spaces that feel both elegant and deeply comfortable.





Grounds & Outbuildings : Approached via the long shared private driveway, there is ample parking for at least four vehicles to the front of the house and garage. The open-fronted garage provides covered parking for three cars and benefits from an electric vehicle charging point, with an attached workshop offering excellent additional storage and workspace. To the rear, double gates open into a useful hard standing area in front of the stable/store. This hardstanding provides additional space, ideal for parking or storing larger vehicles such as a campervan or caravan.

From here, the setting opens into the beautiful gardens extending to approximately 0.8 of an acre (unmeasured). Enclosed by mature hedging and established trees, the grounds offer a wonderful sense of privacy and seclusion, creating a true oasis. Thoughtfully landscaped yet natural in feel, the gardens include a large wildlife pond, an area for chickens, and an abundance of planting that attracts a variety of birds and wildlife.

A substantial sweeping terrace runs along the rear of the oast, perfectly positioned to enjoy the south-facing aspect. This is an exceptionally sunny space, ideal for outdoor dining, entertaining or simply relaxing while enjoying the outlook over the gardens. At the far side of the garden sits a detached outbuilding currently arranged as a home office, offering a superbly peaceful and private working environment. Given its setting and flexibility, it could equally lend itself to a variety of alternative uses, including annexe accommodation for family members or potential holiday let use,

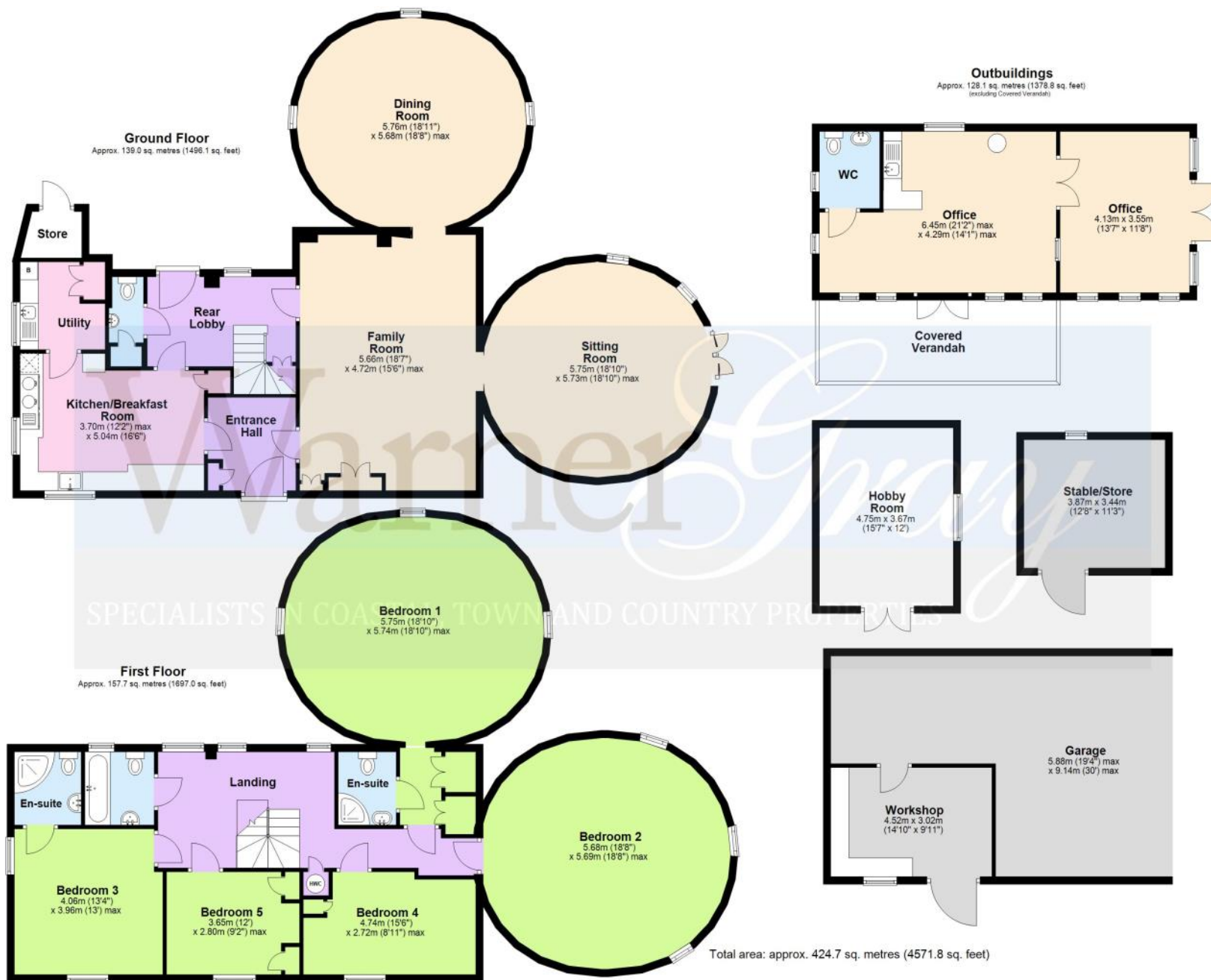
subject to the necessary consents. In addition, there is a separate timber hobby room, providing yet further versatility and an ideal space for creative pursuits, storage or ancillary use. Together, the outbuildings offer an exceptional level of adaptability, perfectly complementing the lifestyle on offer at Malmain Oast.

Services: Mains electricity and water. Oil fired central heating. Private drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder what3words: [///pile.nightfall.sneezing](https://www.what3words.com/pile.nightfall.sneezing)

SITUATION: Malmain Oast occupies an exceptionally peaceful and secluded position at the end of a private no-through lane on the edge of the historic village of Pluckley, one of Kent's most charming and sought-after rural settings. Despite its tranquil surroundings, the property is conveniently placed for village life, with local amenities including the renowned Black Horse public house, butcher's shop, village store and post office, ancient church, primary school, recreation ground and village hall all close by. Pluckley station and The Dering Arms are both about 0.6 miles, providing convenient connections and local dining within easy reach.

The thriving town of Tenterden and the market town of Ashford are approximately 9 and 6 miles away respectively, offering an excellent range of shopping, leisure and healthcare facilities, together with the high-speed rail service from Ashford to London St Pancras in around 37 minutes. The area is also particularly well regarded for schooling, with a wide choice of respected state and independent schools, including catchment for the Ashford Grammar Schools.





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