



Storrers Oast, Wadhurst, East Sussex





Storrers Oast, Stonegate, Wadhurst, East Sussex

A most attractive and substantial detached converted oast house in a wonderful rural position. The property offers fantastic accommodation and well-proportioned reception rooms as well as stunning gardens and grounds which surround the house and include large lawned formal gardens, orchard, large ponds with bridge walkways, secluded swimming pool with paved surround and garaging.

Stonegate station 1.6 miles (London Bridge from 62 minutes).
Ticehurst 1.6 miles. Wadhurst 3.2 miles. Wadhurst station 4.5 miles (London Bridge from 53 minutes). Tunbridge Wells 10.3 miles (London Bridge from 44 minutes). Gatwick airport 33 miles. London 51 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Rother District Council, Tel. 01424 787000

Council tax band: H

Services: Mains water and electricity. Oil-fired central heating. Private drainage.





The Property

This beautiful converted oast house sits in a wonderful rural position and offers fantastic family accommodation, arranged over three floors and beautifully presented throughout. The front door opens into a reception hall giving access to the majority of the principal reception rooms. At the front there is a characterful study/music room located in the roundel of the oast house. The double aspect dining room has a fireplace, exposed timbers and windows to the front and side. The attractive sitting room is also double aspect with windows to the side and rear and has exposed ceiling timbers.

The spacious kitchen/breakfast room is located in the heart of the house and has a range of wall and base units with central island unit, a four oven Aga set within an attractive brick and tiled surround, wood flooring and exposed ceiling timbers. A door from the breakfast area leads to a rear hall with a walk-in larder and ground floor cloakroom. A door leads through to the drawing room which is located at the rear of the property and has an attractive fireplace with woodburner and Bressummer beam above as well as double doors opening onto the terrace and beautiful gardens.

On the first floor there are five bedrooms, three of which have en suite bath/shower rooms, as well as a family bathroom. Stairs lead up to a further two bedrooms on the second floor.

Gardens and Grounds

Outside, the house is initially approached over a shared driveway which then splits onto its own private drive with a five bar gate. This driveway continues to the parking area and then, past the house, through a covered gated area on to the triple open-bay garage building with gym above. The fabulous gardens are a particular feature of the property and are made up of large lawned formal gardens, an orchard with greenhouse, large ponds with bridge walkways and a secluded swimming pool area within a paved surround. The gardens include a multitude of mature trees, shrubs and plants and in all the property extends to about 2.3 acres.







Flexible family accommodation, arranged over three floors, beautifully presented throughout.



Situation

The property is situated close to Ticehurst village which offers a range of local amenities and shops including a post office, village store, public house and parish church. The nearby larger village of Wadhurst is well served with shops and amenities for everyday needs. Tunbridge Wells is within striking distance and boasts a comprehensive range of shops, restaurants and leisure facilities as well as a mainline station.

Communications in the area are good with the A21 (about 4 miles away) giving access to the M25 and national motorway network. Mainline stations are available at nearby Stonegate, Wadhurst and Etchingham with journey times to London around an hour, and also at Tunbridge Wells with a journey time to London Bridge from 44 minutes.

There is a good choice of schooling in both the state and private sectors including St Leonards (girls) at Mayfield, Holmewood House Preparatory at Langton Green, Vine Hall at Robertsbridge, St Ronans and Marlborough House at Hawkhurst, Benenden, and Uplands Community College in Wadhurst. There are also public schools at Tonbridge and Sevenoaks as well as primary schools in Stonegate, Wadhurst, Ticehurst and Burwash.

Leisure facilities in the area include golf at Dale Hill, Lamberhurst, Tunbridge Wells, Hawkhurst, Chart Hills and the East Sussex National; sailing and water sports are available at Bewl Water and on the south coast; walking and riding in the surrounding countryside and at Bedgebury Pinetum.

Directions (TN5 7EF)

From the centre of Wadhurst, proceed in a south easterly direction on the High Street / B2099 towards Ticehurst. After 2.5 miles, turn right onto Lynden Lane. Continue on this lane for approximately 0.6 of a mile and the entrance to Storrers Oast will be found on the right-hand side.







Approximate Gross Internal Floor Area
House: 381.1 sq m / 4102 sq ft
Outbuilding: 74.9 sq m / 806 sq ft
TOTAL: 456.0 sq m / 4908 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 below.



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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 2023. Photographs and videos dated July 2022. Our ref. SPB/I:1126688.

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