



# Perrins Oast

Woods Green, Wadhurst, East Sussex, TN5 6QS

Batcheller  
Monkhouse

Our Corner of England

# Perrins Oast

A stylishly presented Grade II listed twin roundel oast house located in a sensational semi-rural setting with wonderful countryside views, detached garage with studio and office area; planning permission for change of use to ancillary accommodation. Gardens and grounds in all about 2.2 acres.

## Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Reception Hall
- Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom

## First Floor

- Main Bedroom with En Suite Shower Room
- 3 further Bedrooms
- Family Bathroom

## Outside

- Double Garage with Studio and planning to create Annexe and first floor Study
- Ponds
- Far Reaching Rural Views
- Gardens and Grounds of approximately 2.2 Acres



## DESCRIPTION

Perrins Oast is beautifully presented and located in a highly favoured stretch of countryside with delightful rural views across its own gardens and grounds and beyond. The property is Grade II listed and offers well proportioned accommodation. The current owners have undertaken substantial improvement works including a new bespoke handmade kitchen, tiled floors and beautiful stylish interior decoration.

The main features of the property include:

- Good size **reception hall** finished with a tiled floor, and an adjacent **cloakroom**.
- Spacious **sitting room** is double aspect with brick fireplace with inset log burning stove and 3 sets of double doors open to a rear covered entertaining terrace.
- **Kitchen/breakfast room** which has been refitted by the current owners and has an excellent range of bespoke handmade units with granite and solid wood work surfaces, eye level Neff double ovens, Miele 4 burner induction hob, double butler sink and integrated Bosch fridge/freezer and dishwasher. Double doors open to an east facing breakfast terrace. To one side of the kitchen is a **rear hall/boot room** with separate **utility room** with sink, storage, space for washing machine and tumble dryer and door directly to the gardens.
- The two attractive **roundel rooms** are currently arranged as a **dining room** and **study**.
- Stairs rise from the spacious reception hall to an attractive first floor landing area. The **master bedroom** has a vaulted ceiling, built-in wardrobes and **en suite shower room**.
- There are **two bedrooms in the roundels**, a **further bedroom** and a **family bathroom** fitted with a white suite including a bath and separate shower cubicle.

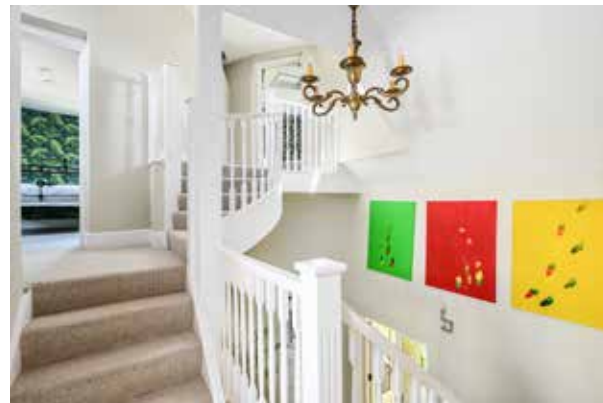
## OUTSIDE

The property is approached over a private lane and gravel driveway providing generous parking and turning. There is a **detached garage with studio and office area**, with planning permission for change of use to create an ancillary annexe with an external staircase to a separate study. Planning reference WD/2023/0616/F.

The gardens and grounds are principally lawn with mature trees, shrubs and attractive ponds. A pretty loggia covered area outside the sitting room leads to a large paved terrace, perfect for alfresco entertaining. The further terrace enjoys far reaching views of the surrounding countryside. Gardens and grounds in all extend to approximately 2.2 acres.







## AMENITIES

**Local:** Perrins Oast is situated 1.5 miles from Wadhurst village with a range of independent shops, small supermarket, cafes, restaurants and several popular inns.

**Towns:** Tunbridge Wells for more comprehensive amenities and shops (6.2 miles).

**Transport:** Wadhurst Station (1.8 miles). Tunbridge Wells Station (6.5 miles). A21 (3.4 miles) with links to the M25 and other motorway networks.

**Schools:** Wadhurst CofE Primary School. Uplands Community College in Wadhurst. Independent schools in the area including Skippers Hill, Sacred Heart, Mayfield Girls School. The grammar schools in Tunbridge Wells can be reached by train from Wadhurst station.

**Leisure:** Bewl Water for sailing, walking and cycling. Bedgebury Pinetum for bike riding, walking and children's adventure trails. Golf at Lamberhurst and Tunbridge Wells.

## DIRECTIONS

From our office proceed south on the A267 for 2.7 miles and turn left signposted Wadhurst. After 2.3 miles and just before the station turn left into Three Oaks Lane and turn left at the end towards Woods Green. Continue along bearing right to Woods Green. Turn left into a private road by a red telephone box into Wyck Lane and take the second driveway on the left after the barn and Perrins Oast will found past the farmhouse at the end.

**What3Words:** declares.twist.pegs

### Additional Information

**Local Authority:** Wealden District Council. 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** Mains electricity and water. Private drainage. Ground source heat pump. Solar energy recovery system from solar panels which provide electricity to the oast.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX126339, ESX139781

**EPC:** EPC rating Exempt

**Council Tax Band:** G

GUIDE PRICE £1,500,000 - £1,650,000

### Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
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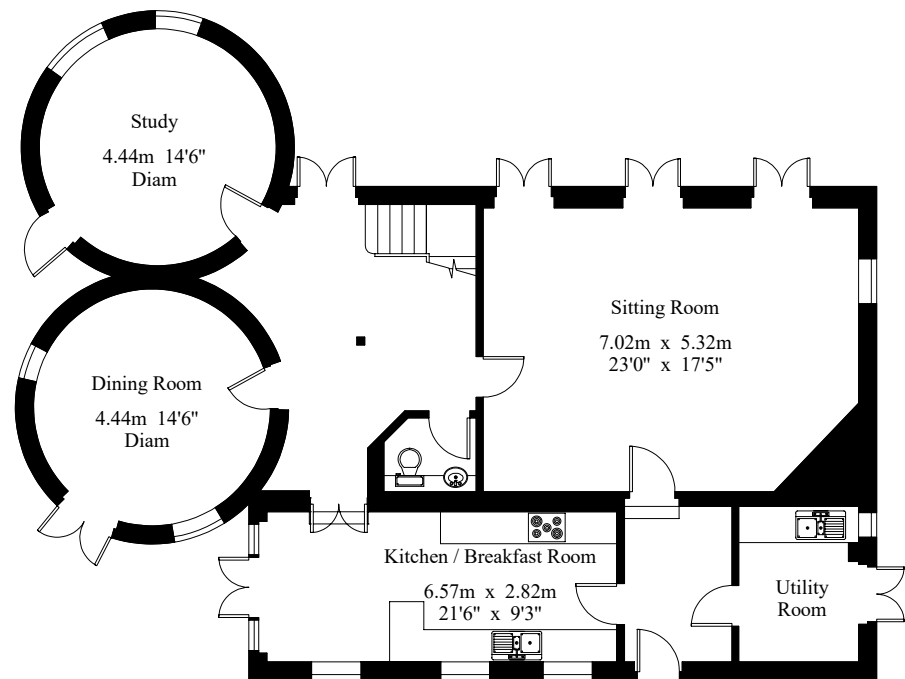
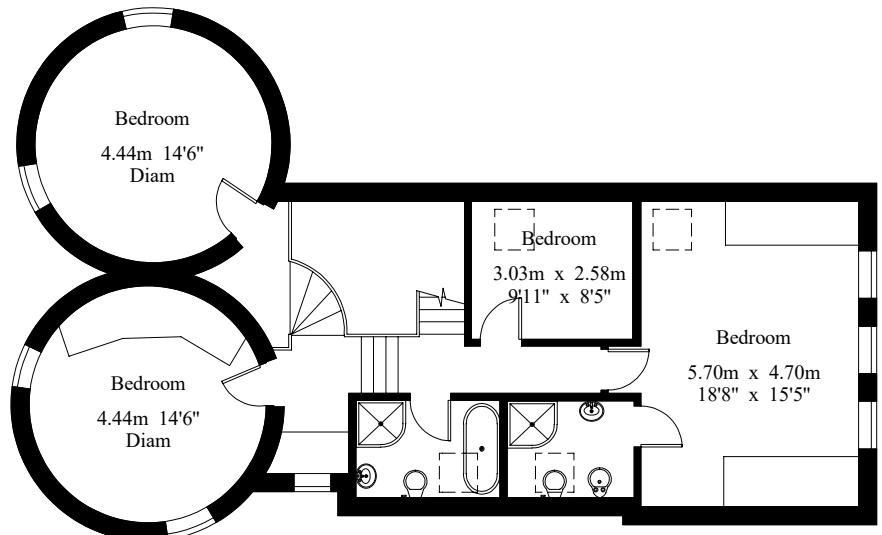
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6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

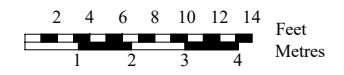
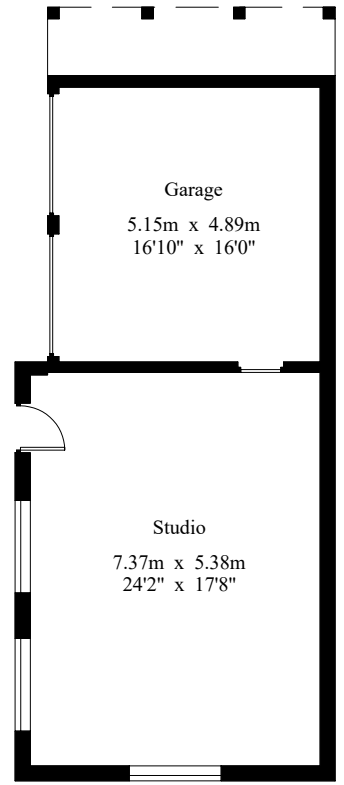
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



**Perrins Oast**

**Gross Internal Area**  
**House : 226.1 sq.m (2,433 sq.ft.)**  
**Garage : 66.7 sq.m (717 sq.ft.)**



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