



The Oast House

Best Beech Hill, Wadhurst, East Sussex, TN5

Batcheller
Monkhouse

Our Corner of England

THE OAST HOUSE

An attractive and beautifully presented country house, set within an Area of Outstanding Natural Beauty, on the fringes of Wadhurst village with delightful, mature south facing gardens; together with a spacious two bedroom apartment, and within easy access of Wadhurst mainline station. Planning permission to extend Ref WD/2023/1937. In all about 0.61 acres.

Ground Floor

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

First Floor

- Utility Room
- Principal Bedroom with En Suite Shower Room

- Guest Bedroom with En Suite Shower Room
- Bedroom 3 with Jack and Jill Bathroom
- Two further Bedrooms
- Family Bathroom

Second Floor

- Bedroom 6

Apartment

- Sitting Room, Kitchen, Two Bedrooms (one en suite), Bathroom
- Courtyard Garden

Outside

- Generous Parking Area
- South Facing Gardens and Grounds in all 0.61 Acres



DESCRIPTION

The Oast House is an attractive and very well presented character house offering extensive accommodation together with a spacious self-contained two bedroom apartment. The property also has planning permission Ref WD/2023/1937 granted in September 2023 for a replacement orangery style single storey extension to the side and rear. The elevations are predominantly tile hung with colour wash rendered walls on the main house, and painted weatherboarding for the apartment; all with tiled roofs. The main house comprises a former single roundel oast with barn and later additions.

The main features of the property include:

- Steps up to main front door and **entrance hall** which is finished with engineered oak flooring and ample space for free standing furniture. A glazed door leads to the **inner hall** with a continuation of this flooring.
- The **kitchen/breakfast room** is finished with the same wooden flooring and is fitted with a range of shaker style wall and base units with metro tile splashbacks, two full size Miele ovens, ceramic basin and drainer, space for fridge/freezer, integrated Neff induction hob, integrated Bosch dishwasher and an excellent larder cupboard. The kitchen is double aspect with a glazed door leading directly out to the terrace and garden.
- The **sitting room** is of an excellent size and benefits a wood burner positioned within a stone fireplace hearth, built-in bookcases; triple aspect with french doors leading out to the terrace and south facing garden.
- **Cloakroom** is partly tiled and finished with a white contemporary hand wash basin within a unit, WC, shelf and rail for coats; finished with wooden flooring.
- The **dining room** extends into the roundel and has some attractive arched features; double aspect and finished with a wooden floor.
- There is an excellent **study** with a wooden floor and window to front.
- Stairs rising to the first floor with a part galleried landing; glass panelled balustrade staircase and a spacious landing area.
- The **utility room** is situated conveniently on the first floor and is fitted with a base unit and wall cupboard, sink, space for under counter fridge and space for washing machine and tumble dryer.
- The **principal bedroom** is fitted with a range of contemporary wardrobe cupboards and has a window overlooking the delightful south facing gardens and the distant views. There is an **en suite shower room** with a fully tiled large walk-in shower, chrome towel rail and radiator, WC and double rectangular hand wash basins with 6 drawers beneath; finished with a wooden floor.



- **Bedroom 2** is positioned to the rear of the property and overlooks the gardens, and benefits from an **en suite shower room** fitted with a white suite and large walk-in shower.
- **Bedroom 3** is situated in the roundel with two windows and adjoins a 'Jack and Jill' style shower room which is fitted with a large fully tiled shower cubicle and white contemporary hand wash basin and WC.
- **Two further bedrooms** both of good sizes with built-in cupboards.
- Luxuriously appointed **family bathroom** which is finished with a tiled floor and fitted with a white suite comprising; white contemporary style hand wash basin on a floating unit; free-standing contemporary roll top bath; walk-in wet room styled circular shower with overhead monsoon shower and finished with mosaic tiles; WC and tiled floor.
- A second staircase leads to **bedroom 6** which is positioned in the roundel with a partly vaulted ceiling and two windows.

APARTMENT

The attached apartment benefits from a good size **entrance hall** with ample space for coats and boots and a **utility cupboard** with space for a washing machine/tumble dryer. Stairs rise to the garden level accommodation which comprises a spacious **sitting/dining room** finished with an engineered oak floor, opening through to an excellent **kitchen** which is fitted with a range of contemporary wall and base units, complemented by a quartz worktop. There is an integrated Neff induction hob, and Bosch fridge/freezer, stainless steel sink, Miele oven and Bosch dishwasher. The kitchen, bathroom and en suite shower room all benefit from underfloor heating. There are **two bedrooms**, one of which benefits from an **en suite shower room** which is fitted with a white suite comprising Roca contemporary hand wash basin within a floating cabinet, WC and shower; partly tiled walls and tiled floor. The **family bathroom** is fitted with a white suite comprising large rectangular hand wash basin with deep drawers, WC, partly tiled walls; tiled floor and bath with shower over with monsoon shower head. To the rear of the apartment there is a **private courtyard style garden**.

OUTSIDE

The Oast House is approached via a five bar gate into a generous pea shingle turning and parking area.

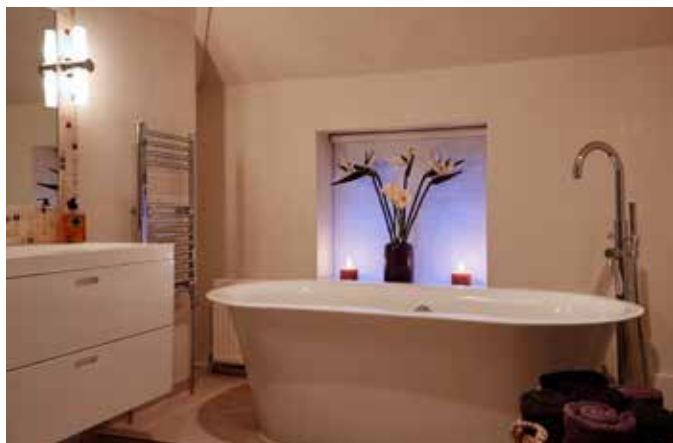
The mature south facing gardens provide a delightful backdrop to The Oast House with expanses of level lawn, mature hedging to the boundaries well planted shrub and flower beds and mature trees. A good size terrace wraps to the rear of the property and towards the far end of the gardens there is a further terrace with roundel inspired gazebo creating a perfect spot for alfresco dining.

The gardens are approximately 0.61 acres in total.

DIRECTIONS

From Wadhurst take the B2100 Mayfield Lane heading east towards Mark Cross and after approximately 1 mile and just after the Tidebrook Road on the left hand side the property will be found immediately on the left.

What3Words: embellish.rides.perch







Apartment



AMENITIES

Local: The Oast House is situated on the fringes of Wadhurst village with a range of independent shops, small supermarkets, cafes, restaurants, sports centre and several popular inns.

Towns: Tunbridge Wells for more comprehensive amenities and shops (8 miles).

Transport: Wadhurst Station (2 miles). Tunbridge Wells Station (8 miles). A21 (7.5 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: Bawl Water for sailing, walking and cycling. Bedgebury Pinetum for bike riding, walking and children's adventure trails. Golf at Lamberhurst and Tunbridge Wells. Uplands Sports Centre.

Additional Information:

Local Authority: Wealden District Council. 01323 443322 www.wealden.gov.uk

Services (not checked or tested): Mains services connected

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX298556

EPC: The Oast - C. The Apartment - C

Council Tax Band: The Oast - G. The Apartment - A



Proposed Orangery Planning Permission WD/2023/1937



GUIDE PRICE £1,750,000 - £1,850,000

Viewings

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

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



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Floorplans

Approximate Gross Internal Floor Area 4,042 sq ft

Oast House, Best Beech Hill, Wadhurst
Gross internal area (approx) 294.1 sq m / 3,165 sq ft
Apartment 81.5 sq m / 877 sq ft
Total 375.6 sq m / 4,042 sq ft

Proposed Extension 21.9 sq m / 235 sq ft
Proposed Total 397.5 sq m / 4,277 sq ft

For identification only - Not to scale
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