

SANDHURST KENT





CROUCH LANE, SANDHURST, KENT TN18 5PD

Impressive Grade II Listed Oast with Stunning Views

Entrance Hall * Drawing Room * Dining Room * Sitting Room
Family Room with Pantry * Kitchen/Breakfast Room
Utility Room * Cloakroom

Master Bedroom with Ensuite Bath and Shower Room
Guest Bedroom with Ensuite * Two Roundel Bedrooms
Two Further Bedrooms * Family Bathroom

Gardens and Grounds of Approx. 2.5 Acres * Polytunnel
Detached Triple Garage

Harpers and Hurlingham

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Located amongst vineyards and hop fields and with stunning views, this impressive Grade II Listed oast is believed to date back to the early 19th century and is situated on the outskirts of the village of Sandhurst in an area of outstanding natural beauty.

Converted in the late 1980s, the accommodation consists of a galleried roundel entrance hall with sweeping staircase and vaulted ceiling, triple aspect drawing room with open fireplace, sitting room, roundel dining room, roundel study, kitchen/breakfast room leading to a family room with walk-in pantry, utility room and cloakroom on the ground floor.

On the first floor there is a master bedroom with far reaching views and an ensuite bath and shower room, two roundel bedrooms, guest bedroom with ensuite shower room, two further bedrooms, family bathroom and a separate w.c.

A gravel drive leads to the Grade II Listed barn which forms the detached triple garaging. A brick terrace overlooks the garden which is laid predominantly to lawn interspersed with shrubs and flowers and adjoining an area of orchard, where fruit trees including pear and apple varieties can be found. For the keen gardener there is a polytunnel within the grounds of approximately 2.5 acres.

This stunning oast conversion is situated within the much sought after Cranbrook School Catchment Area.



Situated on the outskirts of the Village of Sandhurst, the oast is within a short distance of the local amenities which include a post office and local store together with a well regarded Primary School.

In addition to Cranbrook School and the village Primary School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, The High Weald Academy and Dulwich Prep School in the local area.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further a field in Tenterden, Tunbridge Wells and Rye.

Mainline Rail Services are available from either Staplehurst or Etchingham, although Ashford International Rail Station is approximately 40 minutes drive, with a 37 minute journey into London.

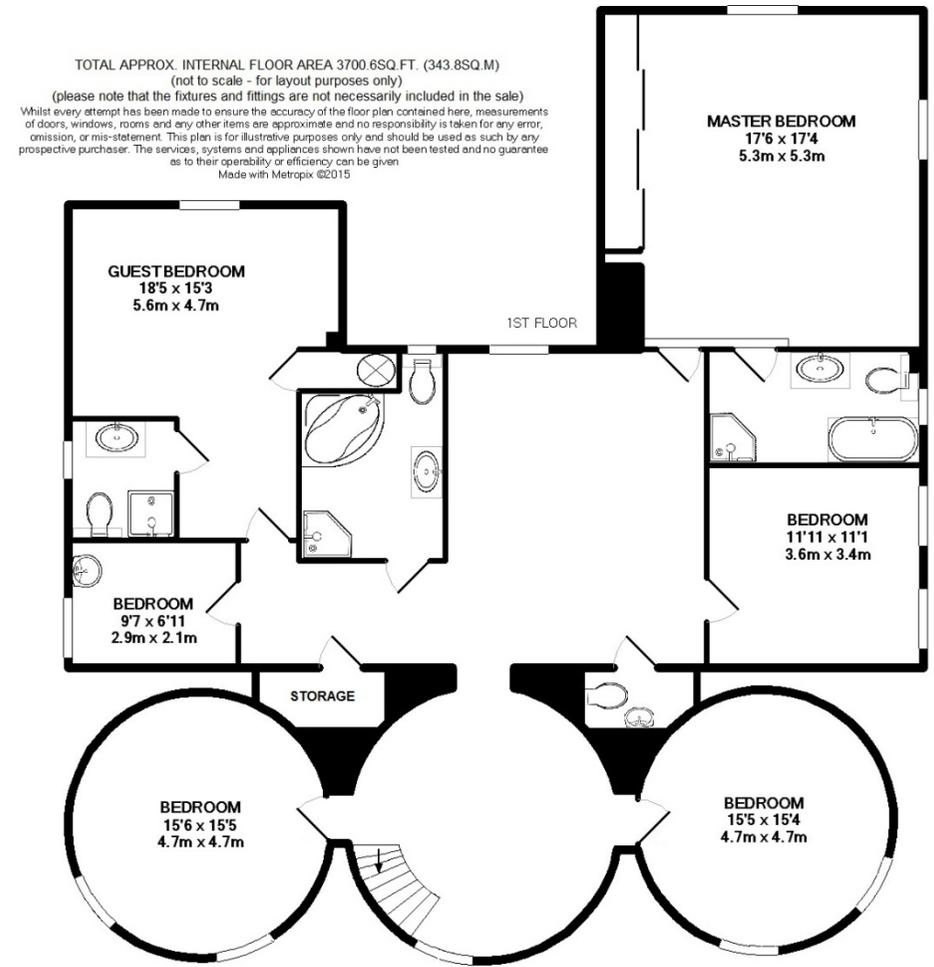
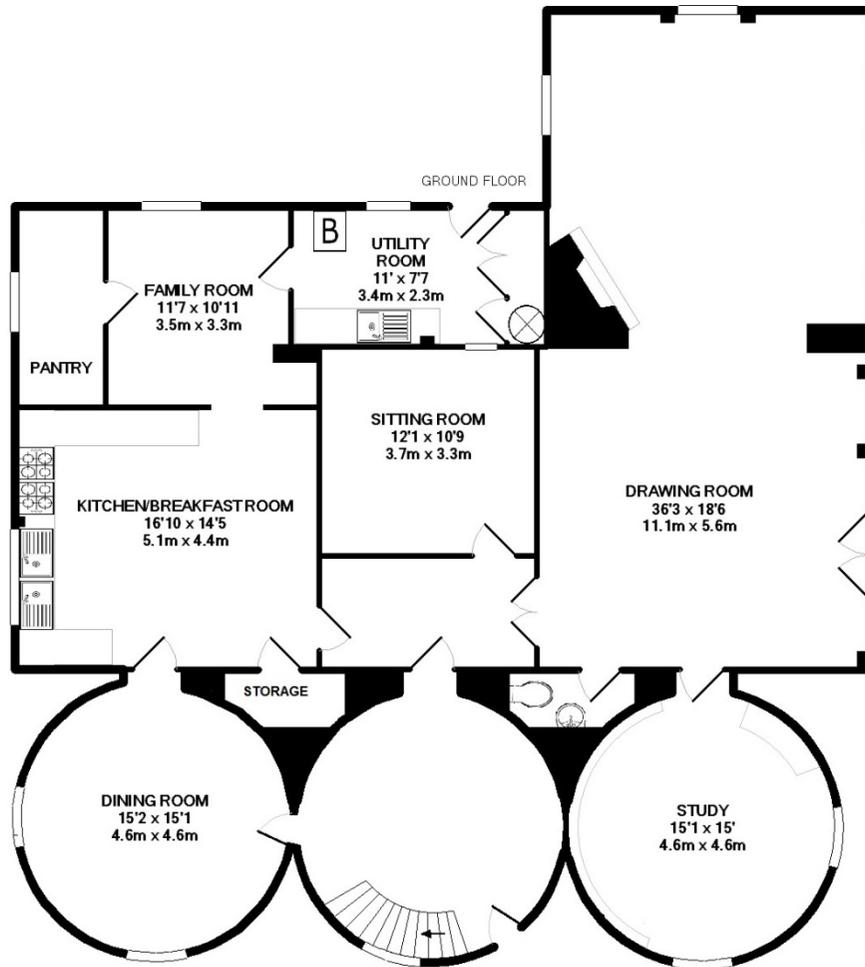


Mains electricity and water. Oil fired central heating. LPG for cooking. Private drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.







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