

WADHURST, EAST SUSSEX





WOODS GREEN, WADHURST EAST SUSSEX TN5 6QS

Striking Detached Twin Roundel Oast

Entrance Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room * Utility Room * Boot Room * Cloakroom

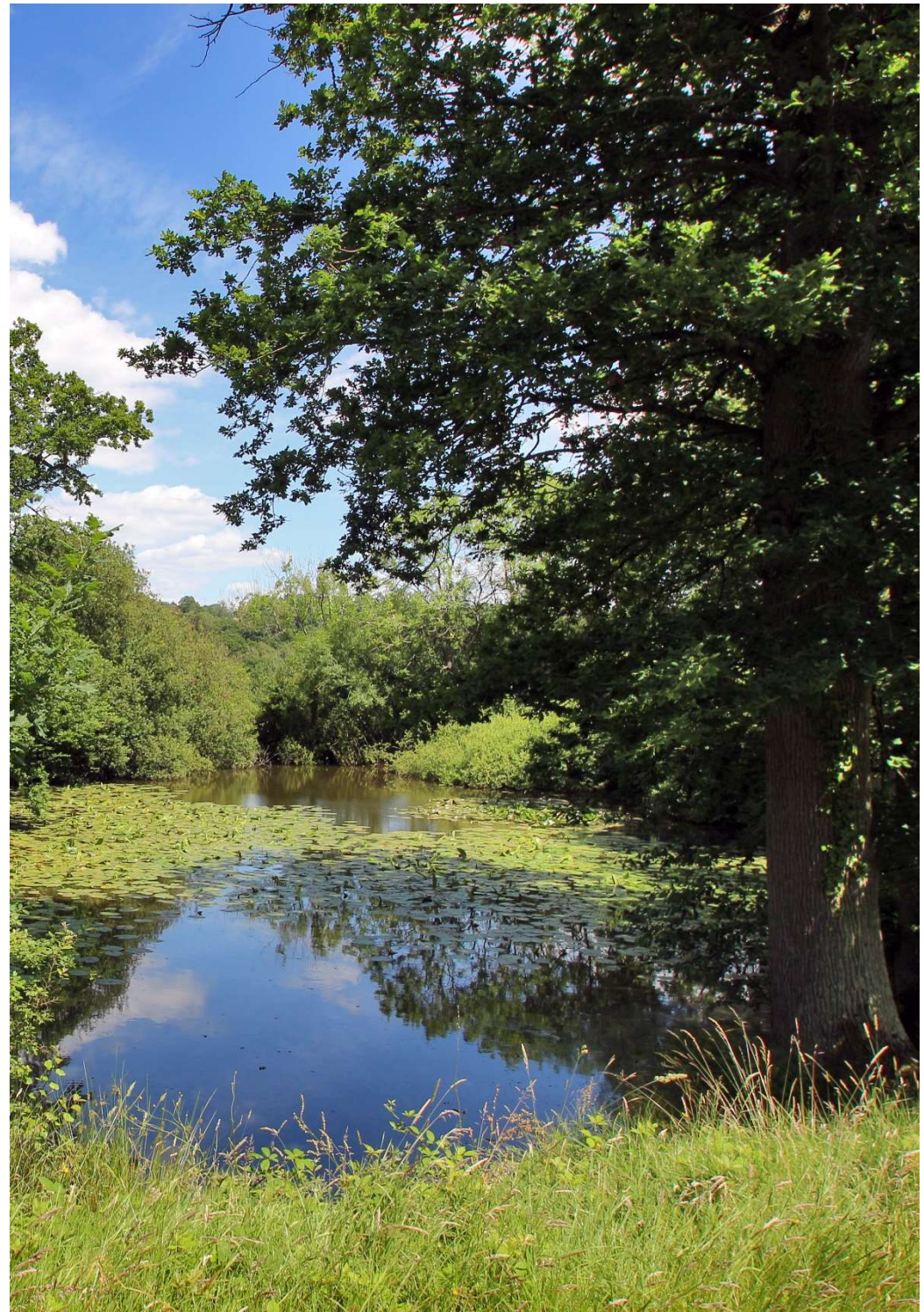
Master Bedroom with Ensuite
Three Further Bedrooms (Two Roundels) * Family Bath and Shower

Garden and Grounds Approx. 2.5 Acres * Pond
Double Garage * Studio

Stunning Panoramic Views

Harpers and Hurlingham
The Corner House
Stone Street
Cranbrook
Kent
TN17 3HE

Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com





This striking Grade II Listed Twin Roundel oast provides well-proportioned accommodation in stunning surroundings. Enjoying panoramic views over the Weald, the oast is situated within the delightful rural hamlet of Woods Green on the outskirts of Wadhurst.

The accommodation consists of an entrance hall, double aspect sitting room with fireplace and doors to the garden, roundel dining room, roundel study, double aspect kitchen/breakfast room, utility room, boot room and cloakroom on the ground floor.

On the first floor the stunning master bedroom features exposed beams and a vaulted ceiling together with an ensuite shower room. There are a further three bedrooms, two of which are in the roundels and a family bath and shower room.

Outside a gravel drive sweeps past the oast to the detached double garage and studio. The delightful gardens and grounds amount to approximately 2.5 acres, are predominantly laid to lawn with box hedging, mature planting and trees and a paved terrace, ideal for outside entertaining.

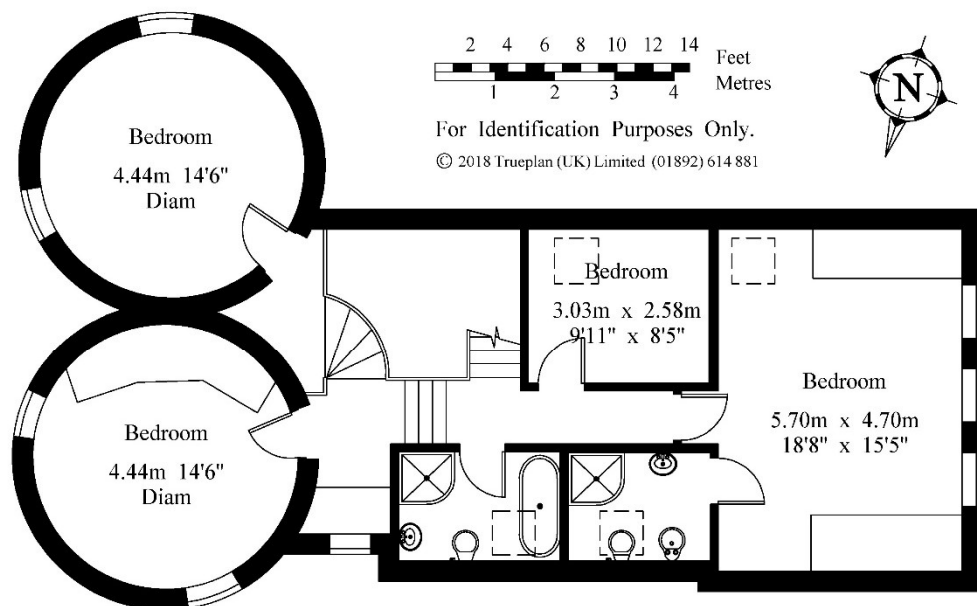


The oast is located on the outskirts of the village of Wadhurst where there are a good selection of local amenities and shops including a post office, butchers, greengrocers and mini-markets. The nearby station provides mainline services to London.

More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells.

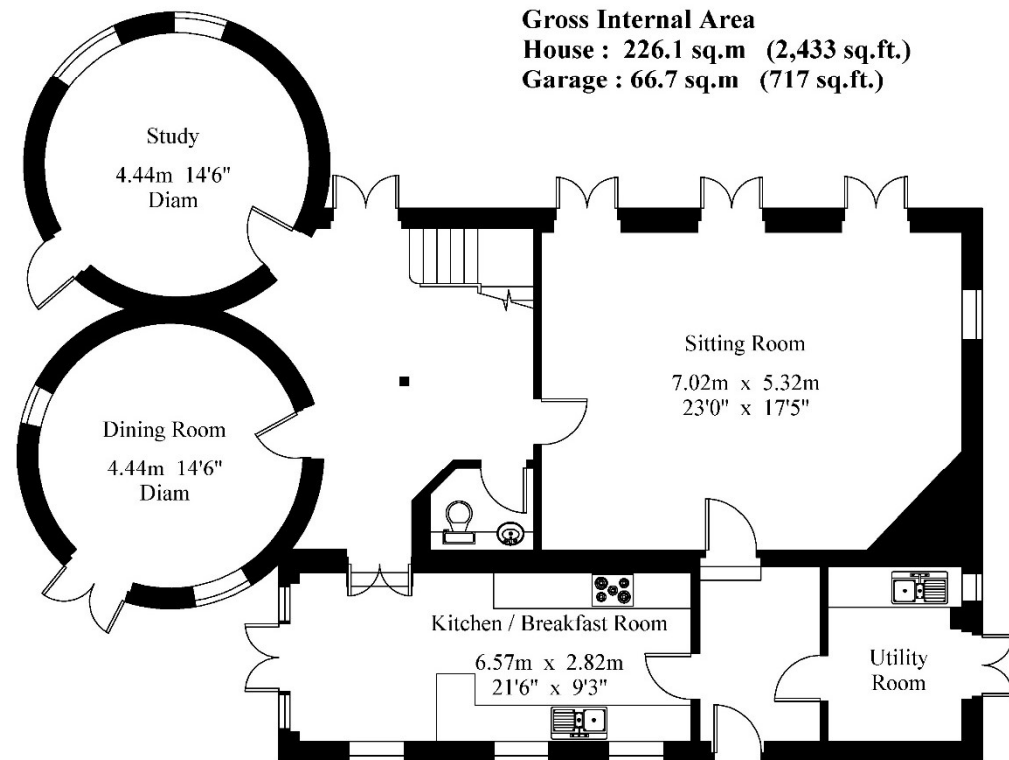
There are many excellent private and state schools for children of all ages in the area.

Recreational amenities within easy driving distance include sports and leisure facilities, theatre, cinema and numerous restaurants.

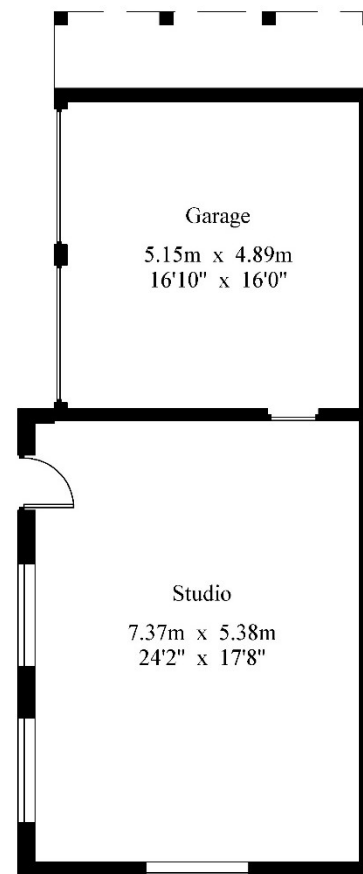


First Floor

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



Ground Floor



SERVICES

Mains electricity and water. Private drainage. Ground source heat pump.

There is a solar energy recovery system (from solar panelling located on the west elevation of the garage) that provides electricity to the oast and the National Grid receives any surplus generating an income.

EPC Rating: n/a

Wealden District Council - Council Tax Band G

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



