



'Our Focus Determines Your Reality'



Lossenham Lane
Newenden
Kent
TN18 5QQ



Reception Hall * Sitting Room * Family Room
Kitchen/Dining Room * Utility Room * Boot Room * Cloakroom

Principal Bedroom with Ensuite * Four Further Double Bedrooms
Family Bath/Shower Room * Second Floor Suite

Delightful Garden approx. 0.7 Acres * Spring Fed Pond
Off Road Parking



STUNNING GRADE II LISTED OAST CONVERSION

Believed to date from the 1780s, this stunning Grade II Listed, brick built converted oast, underwent an extensive refurbishment and remodelling in 2015 to provide an immaculately presented, comfortable family home. Enjoying an enviable position, on a rural no through lane, in the village of Newenden, the oast is complemented by delightful gardens with a spring fed pond and surrounded by countryside.

Spanning three floors, the versatile accommodation is punctuated throughout with exposed timbers and beams. The ground floor consists of an entrance hall leading to a double aspect sitting room with feature fireplace and log burning stove, a family room, double aspect kitchen/dining room with doors to the terrace as well as a utility room, cloakroom, and boot room with access to the garden.

On the first floor there is a vaulted principal bedroom with built-in storage and an ensuite bath/shower room, four further double bedrooms and a family bath/shower room.

The second floor in its current configuration provides a suite consisting of double bedroom, sitting room and wet room but this could just as easily be used to create two bedrooms.



A sweeping gravel driveway, from a no-through lane, leads to the oast and the ample off-road parking.

The grounds of approximately 0.7 acres are bordered with mature, hedging and post and rail fencing. The garden is laid predominantly to lawn, interspersed with well-stocked, sculpted flower and shrub beds, there is also a paved terrace and an attractive courtyard garden with raised flower beds and vegetable garden with raised beds.

A feature of the garden is the spring-fed pond which is lined with mature trees and rushes creating a haven for the local wildlife.











NEWENDEN

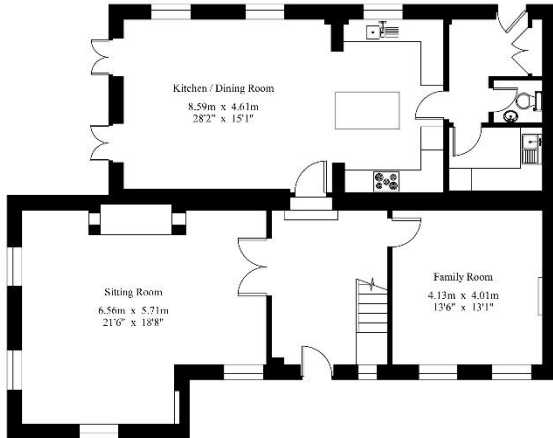
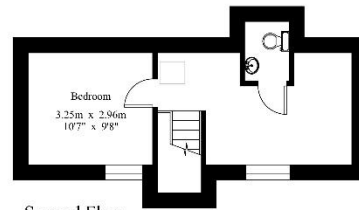
Newenden is reputedly the smallest village in Kent and also the first village in Kent, having travelled across the 18th-century bridge over River Rother. This traditional village lies within the High Weald Area of Outstanding Natural Beauty and offers a 14th century church, an Old Coaching Inn, the popular Lime Wharf Cafe and Boating Station and steam trains running to Bodiam Castle and Tenterden. Local shopping and amenities are available in nearby Northiam, Hawkhurst or a little further afield in Tenterden.

SCHOOLS AND CONNECTIONS

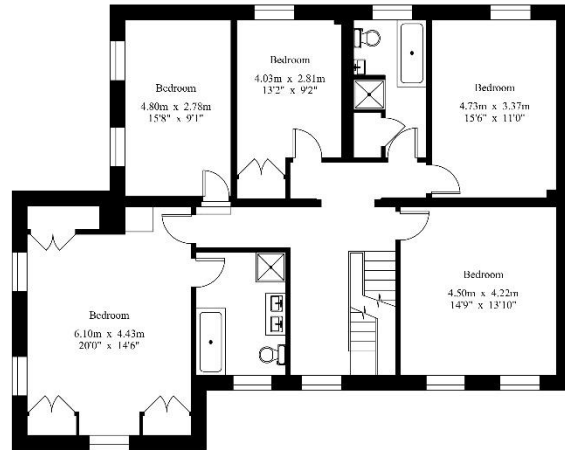
There are many well-regarded schools in the area for children of all ages, from Girls and Boys Grammar Schools to a number of private schools including Cranbrook, Bethany and Benenden. Mainline Rail Services are available from either Robertsbridge or Staplehurst.

Owl Oast

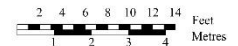
Gross Internal Area : 280.5 sq.m (3019 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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SERVICES

Mains electricity, water and, via a pump, drains. Oil fired central heating which includes the underfloor heating throughout the ground floor.

Owls Oast and The Old Barn share maintenance of the drainage pump, Owls Oast cost approx. £300 per annum, 65% of total cost. The Old Barn has oil tanker access across the Owls Oast drive.

Ashford Borough Council - Council Tax Band G

EPC Rating: n/a

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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