



'Our Focus Determines Your Reality'



Sponden Lane  
Sandhurst  
Kent  
TN18 5NR



Entrance Hall \* Sitting Room \* Dining Room \* Family Room  
Study \* Conservatory \* Kitchen \* Utility Room \* Cloakroom

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Principal Bedroom with Ensuite \* Four Further Double Bedrooms  
Family Bathroom \* Family Shower Room

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Garden approx. 1.24 Acres \* Workshop \* Double Garage  
Second Double Garage \* Off Road Parking



## STRIKING CONVERTED OAST WITH BREATH TAKING VIEWS

Believed to date from the mid-19th century and converted in the late 1970s, this striking oast conversion enjoys stunning far-reaching views over the adjoining countryside. Featuring twin roundels and a square kiln, the oast sits in approximately 1.24 acres and is located on a country lane on the outskirts of Sandhurst.

The spacious accommodation consists of an entrance hall, sitting room with log burning stove and doors opening into the conservatory and the double aspect family room situated in one of the roundels; double aspect roundel dining room, study, fitted kitchen with door to the garden, double aspect utility room also with door to the garden and a cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with ensuite bath/shower room, four further double bedrooms, two in the roundels, family bathroom and separate family shower room.

Outside a drive leads to the double garage, workshop and the second oak-framed double garage. The well-established southeast facing garden is laid predominantly to lawn interspersed with mature trees including a variety of fruit trees, shrubs and flower beds, and a pond; a fruit cage contains gooseberries, raspberries and blackcurrants. A terrace is ideal for enjoying the stunning views.



## SANDHURST

The village of Sandhurst provides local amenities which include a post office and local store together with a well-regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingam.













Approximate Area = 291.2 sq m / 3134 sq ft  
Garages / Workshop = 78.0 sq m / 839 sq ft  
Total = 369.2 sq m / 3973 sq ft  
Including Limited Use Area (2.7 sq m / 29 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 319261

## SERVICES

Mains electricity and water. Oil fired central heating. Private Klargester Sewage Treatment System, located in garden. Solar Panels, electricity exported to the grid, feed-in tariff payable is transferable to the new owner.

Tunbridge Wells Borough Council - Council Tax Band G

EPC Rating: D – full details available on request.

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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