



# OWLS OAST

LOSSENHAM LANE, NEWENDEN, KENT TN18 5QQ

savills



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## DELIGHTFUL GRADE II LISTED ATTACHED CONVERSION FINISHED TO AN EXCELLENT SPECIFICATION IN A LOVELY RURAL SETTING

### Ground Floor

- ◆ Reception Hall ◆ Sitting Room ◆ Study
- ◆ Kitchen/Breakfast Room ◆ Utility Room ◆ Cloakroom

### First & Second Floors

- ◆ 6/7 Bedrooms ◆ 3 Bath/Shower Rooms

### Outside

- ◆ Lawned Gardens ◆ Pond
- ◆ Gravel Driveway with Ample Parking

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### DESCRIPTION

Owls Oast is a delightful Grade II Listed conversion dating from the 18th century and having been beautifully refurbished and equipped to an excellent specification by the current owners in 2016.

The property sits in lawned gardens on a plot totalling about 3/4 of an acre and is ideally situated along a rural 'no through' country lane, about 0.7 of a mile from the village of Newenden and under 3 miles from the village of Sandhurst with its shops and amenities. The historic Cinque Port towns of Tenterden and Rye offer more extensive shopping, boutiques and restaurants and are about 6 miles and 9.2 miles respectively. Rye has a station with frequent services to Ashford and London. Points of note:

- A wealth of exposed oak timbers and beams, oak flooring to the reception rooms, travertine flooring to the reception hall, kitchen/dining/breakfast room and utility areas, casement windows, wood burning stove to the drawing room. Under floor heating to the majority of ground floor rooms with individual thermostatic controls.
- Beautifully presented ground floor accommodation comprises a southerly-facing drawing room, a study/family room, an excellent kitchen/dining/breakfast room with French doors to the terrace, a stylish range of modern cupboards with granite work surfaces and various integral AEG appliances, a utility room with further space for white goods and a cloakroom.
- On the first floor the vaulted master bedroom is a lovely light room enjoying a double aspect and benefitting from a luxuriously appointed bathroom. Four further bedrooms are served by a family bathroom.





- Stairs continue up to the second floor where there are two further bedrooms which could be utilized as a teenager's suite, a wet room and access to useful eaves storage areas.
- Owls Oast is approached via a gravel driveway giving way to a generous area of parking and turning. The gardens are predominantly laid to lawn with post and rail or hedging to the boundary. There is a spring-fed pond, a paved terrace and a pretty courtyard area to the front of the house with retained walls and planted flower beds.

## SITUATION

**Shopping:** The village of Sandhurst is just over 2.8 miles away while Tenterden, Rye, Tunbridge Wells and Ashford provide a more extensive range of shopping and leisure facilities.

**Education:** There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

**Mainline rail services:** Fast and frequent services run from Staplehurst and Etchingham to London Charing Cross and Cannon Street, via Waterloo East and London Bridge. Eurostar trains are available from Ashford International. [www.eurostar.com](http://www.eurostar.com)

**Motorway links:** The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

## DIRECTIONS

From our Cranbrook office proceed down the High Street into Stone Street, take the first right onto The Hill, then take the third right onto Tilsden Lane and follow until the T junction. Turn left towards Benenden. At Benenden crossroads, turn right onto Iden Green Road, continue for 3 miles and turn left to Sandhurst village. Proceed for about 2.2 miles along the Rye Road into Newenden and turn left at the bottom of the hill into a no through road signposted Lossenham Lane. Owls Oast will be found after about 0.7 of a mile on the right hand side.

**Services:** Oil fired central heating via underfloor heating and radiators. Mains water and electricity and drainage.

**Outgoings:** Ashford Borough Council – 01892 526121 - Tax band 'G'

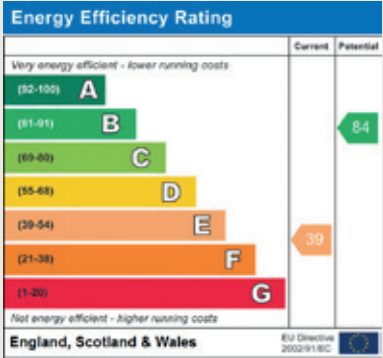
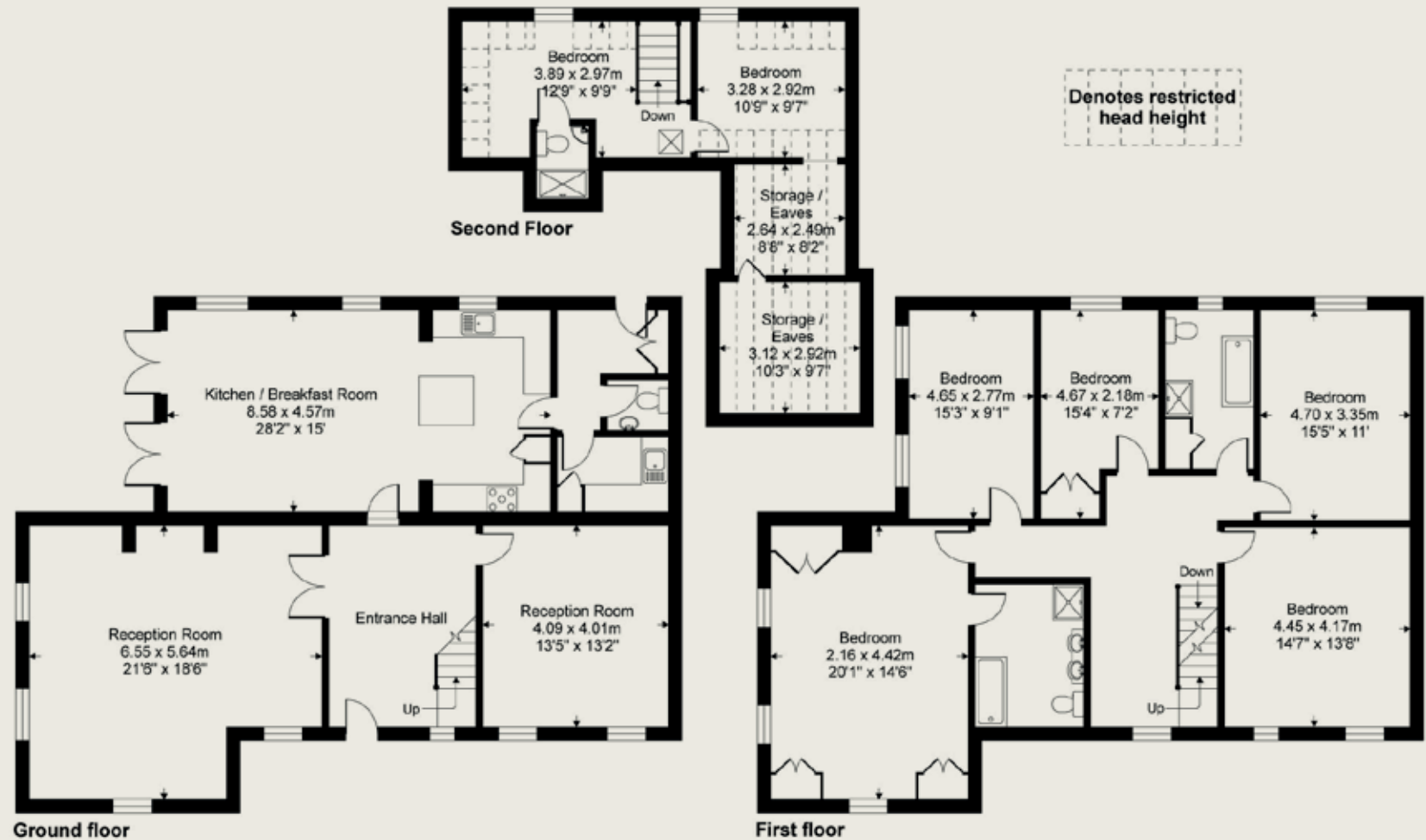
## VIEWING

Strictly by appointment with Savills.



# Owls Oast, Lossenham Lane, Newenden, Cranbrook, TN18

Gross internal floor area (approx):  
272.5 sq m / 2934 sq ft (Excludes restricted head height)  
For Identification only - Not to scale  
Niche Communications



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