



Beautifully presented oast and barn of excellent proportions with delightful gardens and grounds.

Slaters Oast, Hever Road, Bough Beech, Kent, TN8 7NX

£1,600,000 Freehold





SET IN DELIGHTFUL SOUTH-FACING GROUNDS OF ABOUT 1 ACRE WITH COUNTRYSIDE VIEWS

- Entrance Hall • 4/5 Reception Rooms • Kitchen/Breakfast Room • Utility Room & Cloakroom • Principal Bedroom with En Suite • 4/5 Further Bedrooms (one with en suite) • Family Bathroom • Landscaped Garden • Gated Driveway • Ample Parking

Local Information

• Slaters Oast is set within the hamlet of Bough Beech, about 15 minutes away from Sevenoaks, with local places of interest including the Reservoir/ Nature Reserve, Hever Castle and Chartwell.

• Mainline Rail Services:

Nearby Hildenborough (5.3 miles) & Sevenoaks (7.4 miles) to Charing Cross/London Bridge and Cannon Street. Edenbridge (5.6 miles) to London Victoria.

• **Shopping:** Sevenoaks and Tunbridge Wells have extensive shopping facilities, plus there is a handy Waitrose in Edenbridge (4 miles).

• **Schools:** There is easy access to an excellent selection of schools. Sevenoaks School, which offers the IB syllabus, Tonbridge Boys School, Walthamstow Hall (girls), Tunbridge Wells and Tonbridge Grammar Schools. The New Beacon, Solefields and Granville Preparatory Schools as well as currently being in the catchment area

for Chiddingstone Primary School.

• **Sporting Facilities:** Golf at Hever Castle, Knole and Wildernes in Sevenoaks and and Royal Ashdown nearby. Fitness – Nizels Golf and Country Club in Hildenborough. Edenbridge Leisure Centre.

All distances are approximate.

About this property

Slaters Oast is an attractive converted oast and barn with many 'character' features, set in delightful grounds. The property offers spacious living accommodation which would also be suitable for a modern home- working lifestyle.

- The entrance hall has an oak staircase rising to the first floor and provides access to the downstairs cloakroom, a study and a family/TV room, or sixth bedroom.

- The living room features a large barn window and an inglenook fireplace with a generous wood burning stove.



- The adjacent and double aspect dining room creates a free flowing layout for entertaining.

- The family room is located in the roundel and benefits from French doors opening onto a private paved terrace.

- The kitchen is fitted with a range of wall and base units, a breakfast bar, an oil fired Aga, an electric AEG hob and fan oven and dishwasher. There is space for an American style fridge/freezer.

- The adjoining utility room with access outside has a washing machine, tumble dryer, the boiler and water softener. There are several storage cupboards, a wooden worktop and butler sink.

- The first floor has a galleried landing with stunning views of the garden and countryside.

- The principal bedroom with an en suite is in the roundel with views over the garden.

- There are four further bedrooms, one with its own bathroom and airing cupboard.

- There is a spacious and modern family bathroom.

- The large garden is mainly laid to lawn with shrubs, herbaceous borders and

mature apple and quince trees. The garden looks out over surrounding farmland.

- The property is approached via a gated entrance opening onto a driveway providing ample parking.

Local Authority

Sevenoaks District Council

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone:

+44 (0) 1732 789 700.

Directions

From Sevenoaks proceed in a southerly direction turning right into Oak Lane opposite Sevenoaks School. Turn right over Gracious Lane Bridge and take the next right. At the end of the road turn left onto Ide Hill Road (B2042). Continue down the hill. At the bottom of the hill the road will bear sharply right. Take the left fork here signed Chiddingstone. Proceed along this road, passing Bough Beech reservoir on your left. At the T-Junction turn left and go over a humpback bridge. Turn immediately right towards Hever and Slaters Oast can be found shortly on the left hand side.



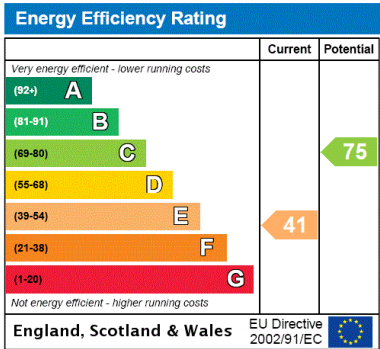
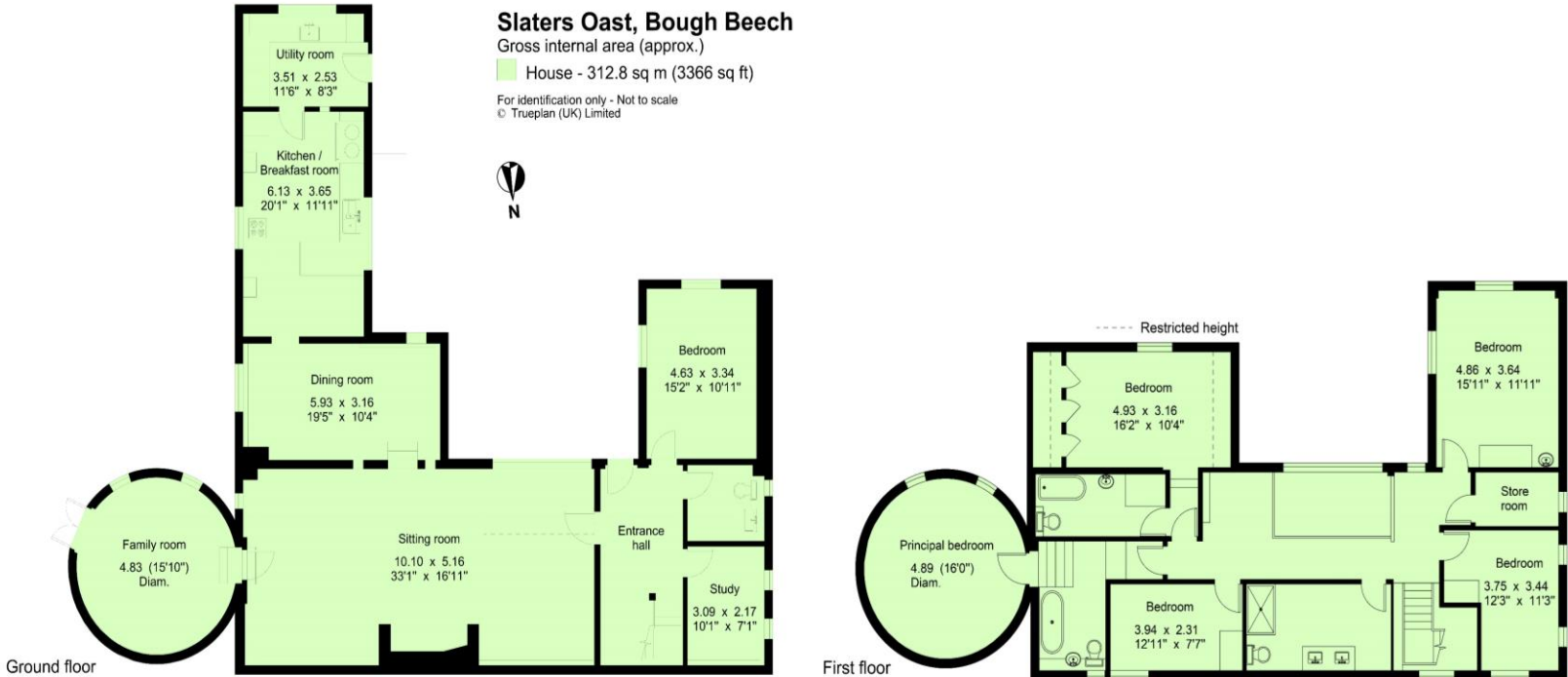


Slaters Oast, Hever Road, Bough Beech, Kent, TN8 7NX
Gross Internal Area 3,366 sq ft, 312.8 m²

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Services
Mains water and electricity.
Private drainage. BT high speed internet is available.

Agent Note
Photos taken 2016.



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