



THE OAST HOUSE



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DODHURST FARM | TUNBRIDGE WELLS | KENT | TN3

A unique proposition. A lovingly renovated and extended traditional oast house in an idyllic rural location over a mile from the nearest public road yet within just 2.5 miles of central Tunbridge Wells and the railway station. Set on the southerly slopes of a beautiful valley, the unbroken sweeping views across farmland and countryside really set this property apart.

GROUND FLOOR

- entrance hall
- kitchen/dining room
- sitting room
- en suite double bedroom in roundel

FIRST FLOOR

- double bedroom in roundel
- en suite double bedroom
- large open-plan vaulted landing with study area

OUTSIDE

- two substantial outbuildings of brick and tile construction, one of which is currently used as an office/studio
 - land surrounding the house totalling approximately 1.8 acres maintained as a garden with a paddock beyond, with fine and uninterrupted countryside views
- extensive gravelled approach to front of house with stone-paved parking area
 - delightful terrace taking full advantage of the stunning 180° views

PLANNING PERMISSION

Ref: 14/00480/FULL/TA1 dated 22/04/2014 for the conversion of the existing barn/milking parlour with established incidental use to an ancillary granny annexe

Ref: 14/500961/FULL dated 2/09/14 for the conversion of the existing 2nd barn/store to provide ancillary accommodation

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in 'savills' being a darker shade of red than the rest of the text. The logo is positioned in the bottom right corner of the page, set against a solid yellow rectangular background.

ABOUT THE OAST HOUSE AT DODHURST FARM

The approach to this hidden gem is as delightful as it is surprising. Hardly having left the centre of Tunbridge Wells behind, High Woods Lane, ultimately a no-through-road, begins in town before quickly plunging into woodland and emerging into what feels like another world. All of a sudden you find yourself on a country lane with high hedgerows offering glimpses of the glorious farmland all around. As the view opens up to an expansive vista across the valley, the unmistakable cowl of an oast house becomes visible below to your right in the small cluster of buildings that once formed the centuries-old farmstead of Dodhurst Farm.

Arriving at the property the visitor finds a classic Kentish scene, the property sits proudly within its land, set back behind a traditional post and rail fence and an extensive gravelled approach, with the classic form of the single roundel taking centre stage. Two substantial brick-built outbuildings can be seen to the left. Currently used as stores and a spacious studio/office, these valuable assets have been granted planning permission for development as ancillary accommodation with work already started.

The current owners took on this unique property in the early 1970s and lovingly and skilfully created a dramatic and striking home. Notable for the juxtaposition of its traditional architecture and the distinctive light-filled modernist interior, The Oast House has been further extended and updated to exacting standards, making use of carefully selected German components and appliances.

Currently configured with three-bedrooms, two with en suite bathrooms and all enjoying the wonderful unbroken views to the south, the downstairs offers a spacious dual-aspect sitting room and a kitchen/dining room that takes full advantage of the enviable open outlook. A further attraction is the flexible upstairs space that uses the structure of the original roofspace to dramatic effect to create a vaulted and adaptable family living area.

Enjoyed for decades as a country bolt-hole for unwinding and entertaining, the idyllic location is within easy reach of Tunbridge Wells and convenient for commuting. Together with the possibilities offered by the additional outbuildings, the property is also appealing to a growing family looking for something very special.

LOCAL INFORMATION

Tunbridge Wells is a popular choice for families with its wide choice of well-regarded schools. Public schools in Sevenoaks and Tonbridge are accessible via the recently dualled A21 and Tunbridge Wells is known for its choice of Grammar schools, with Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls' Grammar School less than two miles away. St Peter's primary school and Skinners Kent Academy are both within two miles and the well-regarded Homewood House Prep school can be found in Langton Green a few miles to the east of town.

The town has a comprehensive range of shopping, leisure and entertainment facilities and a number of popular public parks and green spaces including the Common with its footpaths, wooded areas and green spaces. The Royal Victoria Place shopping centre at the top end of town offers a good selection of well-known retailers and the historic Pantiles and High Street in the 'Village' provide more individual outlets, boutiques, bars and cafés.

Surrounded by the beautiful countryside of Kent and East Sussex, Tunbridge Wells offers an enviable lifestyle choice and pace of life combined with convenient access to London and good connections to the national road network via the A21.

Tunbridge Wells station is about 2.4 miles from The Oast House with regular services to London Charing Cross and London Cannon Street via London Bridge.

DIRECTIONS

Postcode - TN3 9AB. Refer to the office for further information

SERVICES

Oil fired central heating, mains water and electricity, private drainage

OUTGOINGS

Tunbridge Wells Borough Council. Tax Band G

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



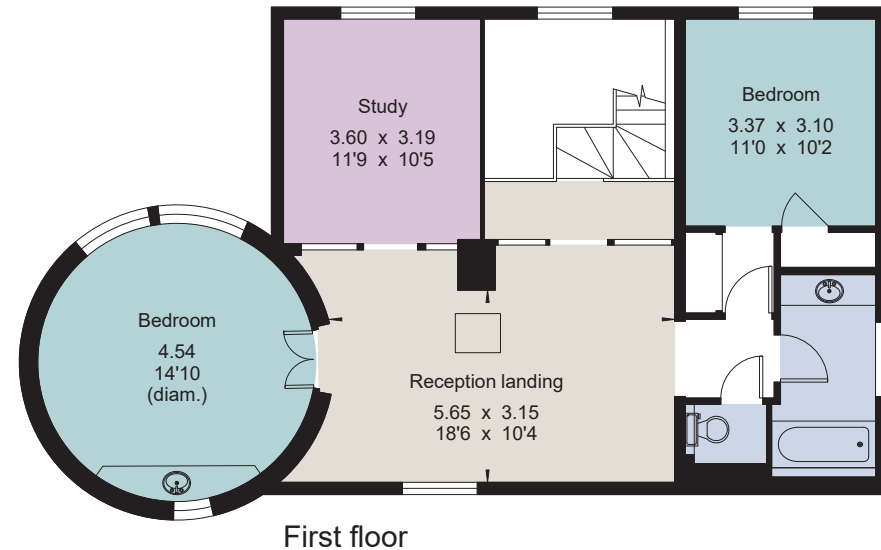
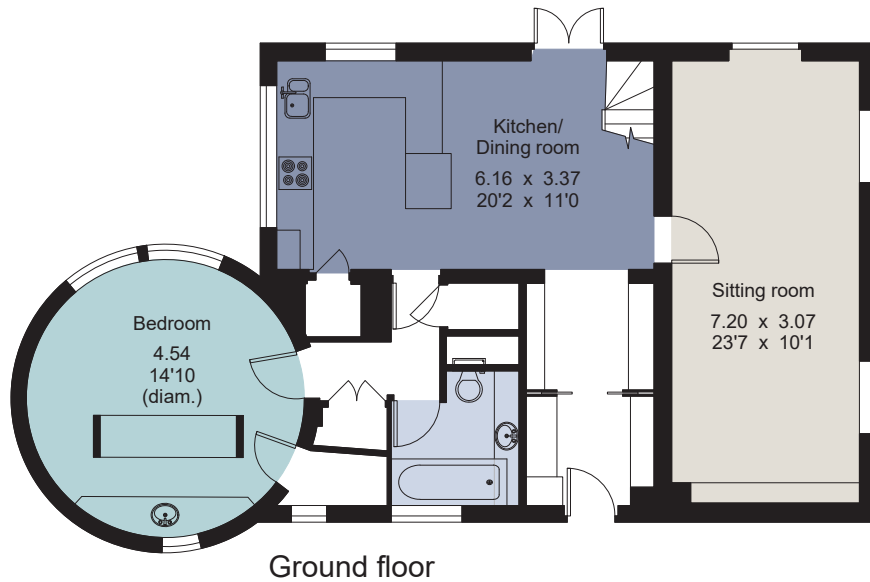
The Oast House, Dodhurst Farm

Gross internal area (approx) 172.8 sq m/ 1,860 sq ft

Outbuilding 1 44.5 sq m/ 479 sq ft

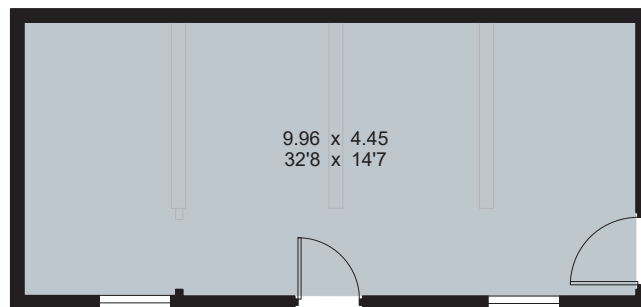
Outbuilding 2 69.1 sq m/ 744 sq ft

Total 286.4 sq m/ 3,083 sq ft

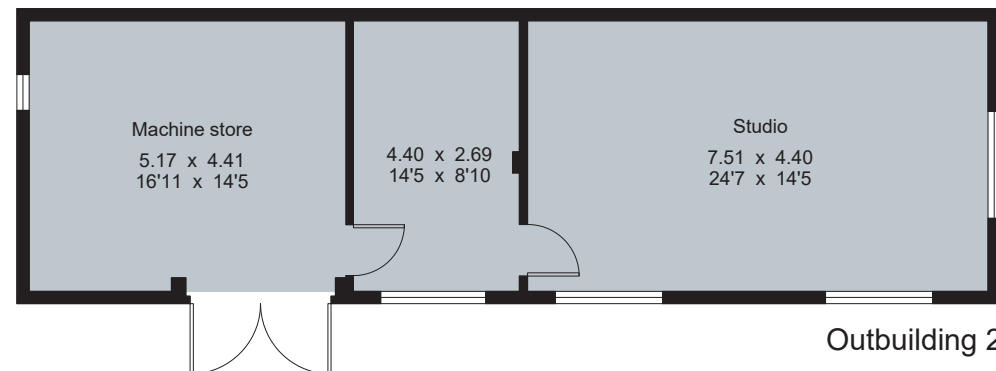


For identification only - Not to scale

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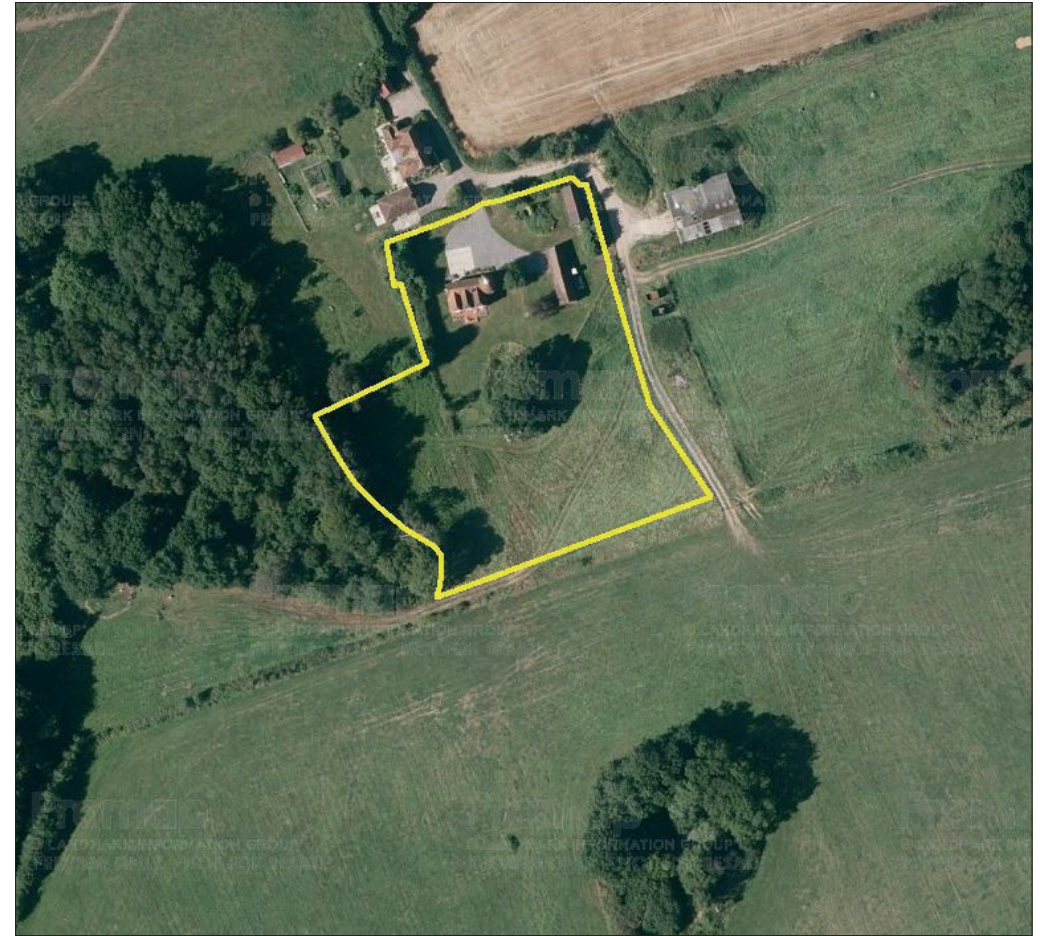
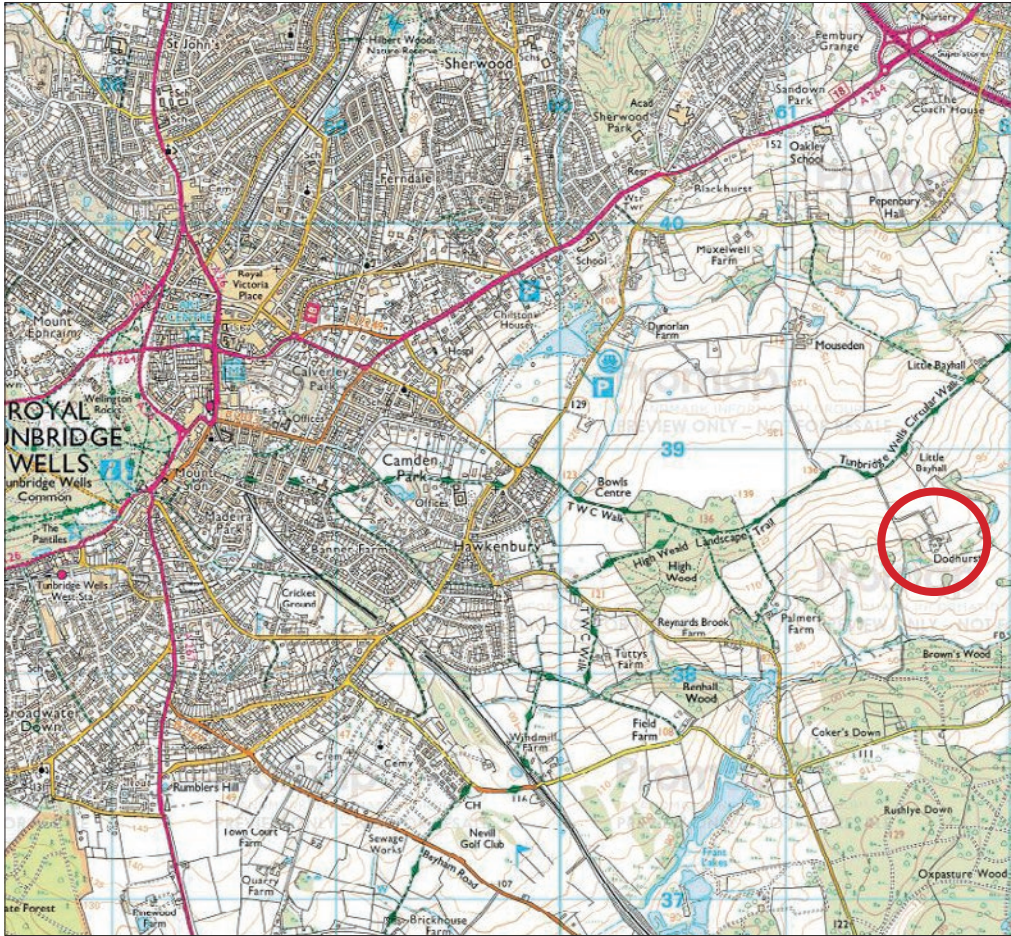


Outbuilding 1



Outbuilding 2

These outbuildings are not shown in the correct orientation or location with reference to The Oast House.



Important Notice:

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Photographs Taken July & August 2019

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

