



A delightful country home in a wonderful tucked away position

Gillridge Farm Oast, Gillridge Lane, Crowborough, East Sussex TN6 1UR

Freehold





Entrance porch • entrance hall • dining hall • drawing room with roundel library off • sitting room • study opening to conservatory • kitchen/breakfast room • utility room • cloakroom • 5 bedrooms • 3 bathrooms

detached barn comprising a studio/leisure room with large attic store above

wood byre • workshop • store room • detached triple garage

established grounds • all weather tennis court • courtyard • woodland • summerhouse • pond • about 4 acres in all

The 9.23 acre adjoining field is available by negotiation (marked in blue on the site plan)

EPC = F

**Description**

Dating back to the early 19th century, Gilridge Farm Oast comprises a characterful single roundel oast house, cleverly linked to its adjoining cottage and with the benefit of a detached barn with potential, creating a charming and adaptable family home.

The property enjoys a high level of privacy with an impressive tree-lined driveway and is set in extensive park-like grounds with exceptional rural views from the majority of rooms.

Gilridge Farm Oast lies just 1.2 miles from the excellent amenities of Crowborough town centre. For commuters, Crowborough (at Jarvis Brook 2.8 miles) or Eridge (4 miles) mainline stations offer regular services to London Bridge from about an hour, whilst Tunbridge Wells is about 8.7 miles with a shorter journey time to London.

There is a good choice of private and state schools in the area, making this a perfect base for family life.

This well-loved family home has been enjoyed and beautifully maintained over the years and there is further potential to fulfil individual requirements.

Of particular note is the bespoke fitted library in the oast roundel and generously proportioned high-beamed dual aspect drawing room, with brick flooring and a large wood burning stove.

The outbuildings include a wood byre, workshop and garaging and a quaint detached brick and tiled barn, currently used as a studio and leisure room with a wood burning stove, fitted bar and a large attic store above, with the potential to create an annexe, subject to any necessary planning constraints.





**Outside**

Gilridge Farm Oast is positioned for full enjoyment of the view, surrounded by expansive lawns, with a wide stone terrace to the rear, courtyard garden to the front, brick pathways, a plethora of shrub borders and a block of bluebell-rich woodland below.

The front approach is via a gated entrance from the lane and a long gravel driveway runs adjacent to the adjoining field with its impressive line of lime and horse chestnut trees and culminates with a parking and turning area.

A recently refurbished all weather tennis court lies on the southerly corner, sheltered by high clipped hedging.

**By separate negotiation**

An attractive field of about 9.23 acres, fenced and laid down to pasture, lies on the south-westerly side of the house, designated by a blue line on the plan. A public footpath traverses the field, marked on the site plan.

**Situation**

Gilridge Farm Oast is located in a semi-rural position near the end of a small private lane serving several properties. Crowborough town centre is about 1.2 miles away, with its wide choice of supermarkets, including a Waitrose and Morrisons, High Street shops and other day-to-day amenities. A more comprehensive range of shopping, leisure and entertainment facilities is available in Tunbridge Wells (about 8 miles).

**Private and state schools**

Crowborough: a choice of primary schools and the Beacon Academy at secondary level. Preparatories in Danehill (Cumnor House), Forest Row (Ashdown House), Ashurstwood (Brambletye) and Langton Green (Holmewood House). Independent secondaries in Mayfield, Upper Dicker (Bedes), Ardingly, Sevenoaks, Tonbridge and Eastbourne.

**Communications**

The A26 at Crowborough joins the A21 to the north of Tunbridge Wells which links to the M25 London orbital motorway and thereby to the national motorway network, Heathrow and Gatwick airports and the Channel Tunnel terminus.





**Directions**

From central Tunbridge Wells, head south out of town onto A26 Eridge Road. Pass through Eridge and past Boars Head, remaining on this road to Crowborough. On reaching the traffic lights on the cross roads in the centre of Crowborough, turn right onto the London Road. After 0.6 of a mile, turn right into Gilridge Lane. The entrance gate for Gilridge Farm Oast will be found after about 0.6 of a mile on the right.

**Services**

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

**Outgoings**

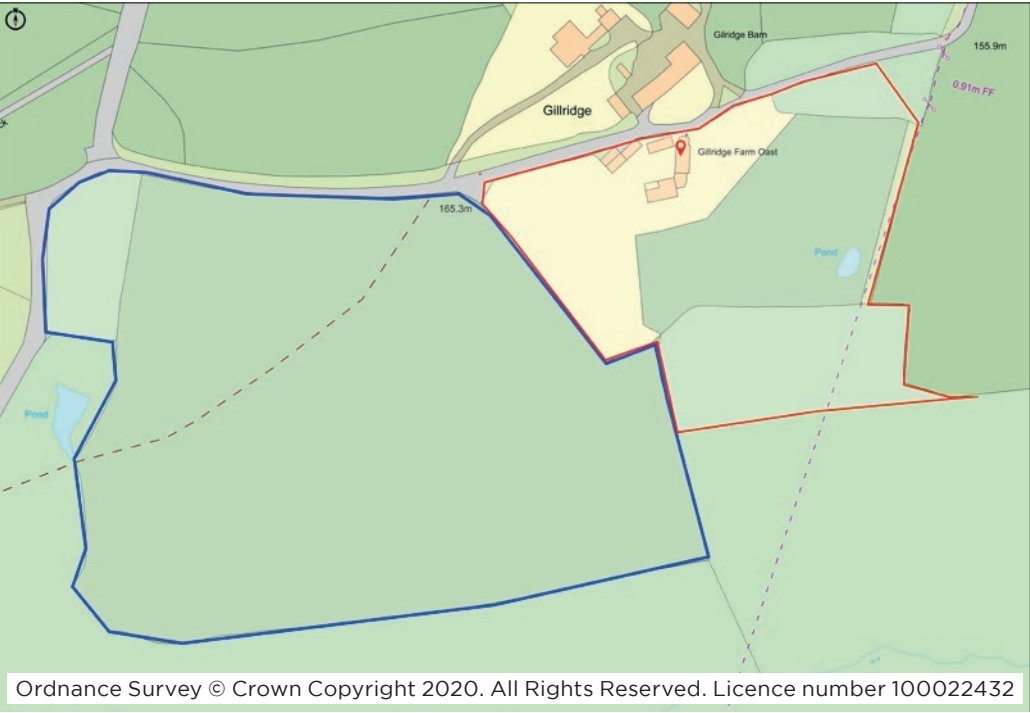
Wealden District Council: (01892) 653311Tax Band G.

**Agent's Note**

A public footpath runs down Gilridge Lane and branches off over the field as marked on the plan.

**Viewing**

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





**Gillridge Farm Oast, Crowborough**

**Gross internal area (approx)** 301.7 sq m/3247 sq ft

**Studio** 73.4 sq m/790 sq ft

**Outbuildings** 50.2 sq m/540 sq ft

**Wood Byre** 33.3 sq m/358 sq ft

**Total** 458.6 sq m/4936 sq ft



savills

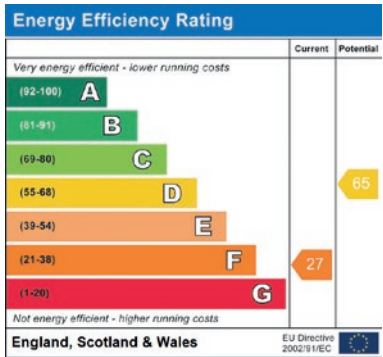
savills.co.uk

**Robert Jacobs**

Savills Tunbridge Wells

**01892 507000**

tunbridgewells@savills.com



For identification only - Not to scale  
© Trueplan (UK) Limited

For identification only. Not to scale. © SK:026090

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure Prepared October 2019. Photographs Taken: October 2019. Brochure by Trueplan (UK) Ltd