



A striking Oast conversion & sizeable family home

3 Stone Cross Oast, Ashurst Road, Ashurst, Tunbridge Wells, TN3 9SX

Freehold

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Characterful conversion • Convenient location
• Five bedrooms • Three bathrooms • Kitchen/
Breakfast Room • Dining Room • Sitting Room
• Large, established garden • Garaging and parking

About this property

3 Stone Cross Oast is a wonderful example of a carefully thought out conversion, that has created a light, spacious and deceptively substantial family home, which combines much character and a very high standard of presentation with a generous balance of accommodation that can be configured to suit individual needs.

Arranged over 3 floors, the Oast offers five bedrooms, including a sizeable, dual aspect, principal bedroom on the first floor, with dressing area and well-appointed ensuite bathroom.

There are two further spacious bedrooms on this floor both with fitted wardrobes together with the contemporary family bathroom. The second floor offers a smart shower room and two further double bedrooms, both with eye-catching vaulted ceilings and exposed beams; one of the bedrooms has been zoned to incorporate a study/office space, offering a comfortable, tucked away spot for working/studying from home.

The ground floor incorporates a welcoming entrance hall leading to the cloakroom and coat cupboard/boot room.

The light, stylish kitchen/breakfast room with its attractive outlook to the front of the house, enjoys limestone tiled flooring, silestone worktops, integrated appliances and cleverly utilises the space on offer well, with both attractive base and wall cabinetry, in addition to a central island with granite top, providing further space for preparation and more informal dining. The dining room offers a more formal area for entertaining and opens onto the charming sitting room, with its impressive inglenook fireplace with wood burning stove, enjoying the outlook over and opening onto the pretty and established gardens.

Services

Mains water, electricity, oil-fired central heating and private drainage.





Outside

The gardens are set to the rear and right hand side of the Oast and include large expanses of level lawn, perfect for child's play, with long established flower beds, and of particular note there is a delightful pergola with climbing vine and paved terraced, ideal for outdoor entertaining. The Oast is approached via a gravel driveway with a five bar wooden gate opening to a dedicated parking area, there is also a detached double garage with parking to the front. A wonderful further addition is the immediate access to delightful countryside walks.

Location

This location offers rural living whilst being close to excellent local amenities. 3 Stone Cross Oast is found in a small hamlet of properties just outside of Ashurst village, which has a Parish Church and a mainline station with direct trains to London. There are local amenities in Langton Green, Fordcombe and Groombridge, both within 2.5 miles whilst the spa town of Tunbridge Wells (about 4.5 miles) offers high street shopping, supermarkets, cinemas, theatres, cafes, restaurants and the historic Pantiles. East Grinstead lies about ten miles to the west also offering a good range of amenities.

State and private schools: Primary schools in Langton Green, Penshurst, Speldhurst, Withyham, Groombridge and Fordcombe. State secondary and Kent grammar schools in Tunbridge Wells and Tonbridge. Preparatory schools include Brambletye, Cumnor House, Ashdown House and Michael Hall Steiner towards East Grinstead, Holmewood House in Langton Green and Rose Hill in Tunbridge Wells. Private senior schools in Tonbridge for boys, Mayfield and Benenden for girls, and Co-ed options at Sevenoaks, Brighton and Eastbourne.

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.




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Approximate Area 194.7 sq m / 2096 sq ft
Including Limited Use Area (6.5 sq m / 70 sq ft)

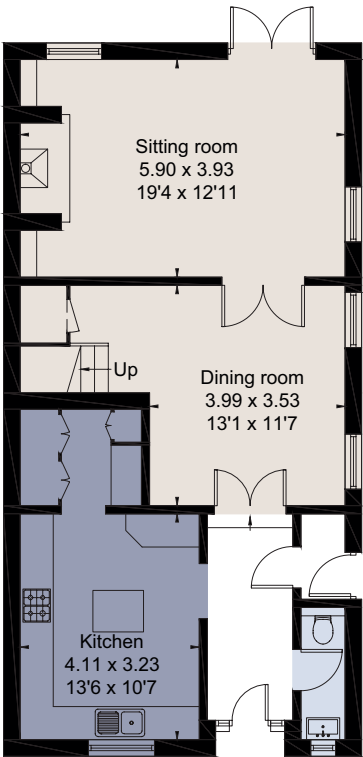


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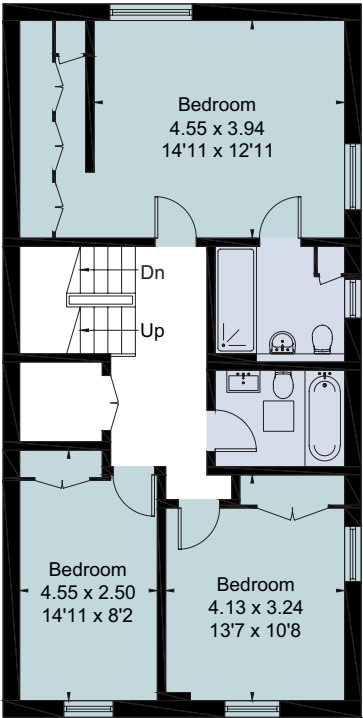
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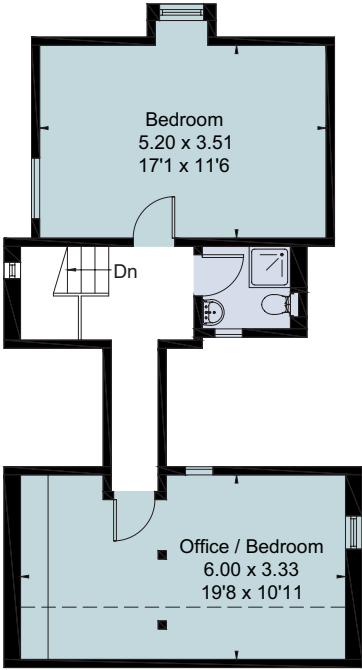
 = Reduced head height below 1.5m



Ground Floor

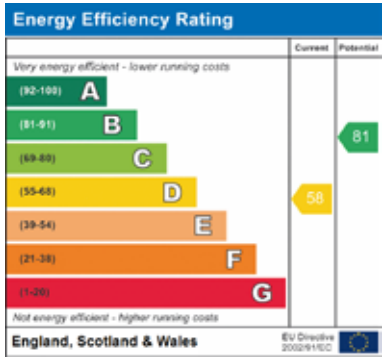


First Floor



Second Floor

For identification only. Not to scale. © 201002NS



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