



Land & Property Experts



**WHITEHOUSE OAST
DANEGATE, ERIDGE, EAST SUSSEX TN3 9HX**

WHITEHOUSE OAST DANEGATE, NEAR ERIDGE EAST SUSSEX TN3 9HX

Eridge	-	2 miles
Rotherfield	-	2.1 miles
Tunbridge Wells (MLS)	-	4.9 miles

Converted Oast House with an adjacent range of brick-built outbuildings and stables arranged around a traditional yard, together with enclosed pasture fields.

LOT 1

- Detached three-bedroom converted Oast House
- Yard, outbuildings, and enclosed pasture fields
- Extending in all to approximately 10.8 acres

LOT 2

- Hedge-enclosed pasture fields with road access.
- Extending in all to approximately 8.43 acres

LOT 1: OFFERS IN EXCESS OF £1,150,000

LOT 2: OFFERS IN EXCESS OF £100,000

PLEASE NOTE: Lot 2 will not be sold away before Lot 1

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD

LOCATION

Whitehouse Oast is situated within the rural hamlet of Danegate, between the villages of Eridge Green and Rotherfield. Tunbridge Wells is located approximately 4.9 miles to the north-east and provides an extensive range of shops, restaurants and amenities including a mainline railway station, which provides direct services into London Charing Cross (approximately 60 minutes). Direct train services are also available from stations at Eridge (2.8 miles) and Crowborough/Jarvis Brook (3.5 miles).



DESCRIPTION AND BRIEF HISTORY

Whitehouse Oast House has been within the same family ownership for more than forty years and was converted by them when they sold the neighbouring farm away in the mid-1980s.

The property, which is being offered for sale in two lots, briefly comprises:

LOT 1

THE OAST HOUSE

The detached Oast House is of brick elevations beneath a tiled roof, with the exception of the roundel, which has a rendered roof with a traditional cowl.

The accommodation, which benefits from oil-fired central heating, briefly comprises:

GROUND FLOOR

Entrance Hall with built-in hanging cupboard.

Inner Hall with **Cloakroom** off.

Sitting Room (double aspect) with woodburning stove set into open fireplace. Glazed doors to outside, and door to:

Studio (double aspect) with door through to integral **Garage/Workshop**.

Dining Room with stairs to **First Floor**, and glazed doors to outside.

Study (within roundel)

Kitchen with Stainless-Steel double sink and electric hob set into worktops, matching base and wall-mounted storage units, space and plumbing for dishwashing machine.

Utility Room with Stainless-Steel hand-washing basin, worktop with space below for washing machine and tumble dryer, wall-mounted storage cupboards. Door to outside.



FIRST FLOOR

Bedroom 1 (within roundel) with **En-Suite Bathroom**

Bedroom 2 (double aspect)

Bedroom 3 with built-in hanging cupboard.

Family Shower Room with walk-in shower, wash basin set into vanity unit, and W.C.



OUTSIDE

THE GARDEN

A brick-paved pathway flanked by flower beds and lawns leads from the driveway and parking area to the front door of the Oast House. The garden to the north-western elevation benefits from a paved **Courtyard**, **Kitchen Garden**, and a **Glass House**.

YARD AND OUTBUILDINGS

A **Yard** located to the west of the Oast House comprises an 'L' shaped range of attached traditional red brick outbuildings, including three **Loose Boxes**, a **Storage Barn**, **Hay Barn**, and **Feed Room**. In addition, there is a modern three bay open-fronted **Agricultural Barn** located to the west of the yard.

LAND

The agricultural land within Lot 1 extends to approximately 10.21 acres (4.13 ha) and comprises two enclosed pasture fields with scattered Oaks and woodland shaws.

Lot 1 extends in all to approximately 10.8 acres (4.37 ha).



LOT 2

(Please note: Lot 2 will not be sold away before Lot 1)

Located on the opposite (eastern) side of the lane, Lot 2 comprises a single parcel of agricultural land divided into two hedge-enclosed pasture fields.

Lot 2 extends in all to approximately 8.34 acres (3.37 ha)

LOCAL AUTHORITY

Wealden District Council.

COUNCIL TAX

Band G

DIRECTIONS

From the roundabout at the northern end of the Pantiles in Tunbridge Wells, proceed in a south westerly direction on the A26 for approximately 2.9 miles, and then turn left into Sham Farm Road. Continue on Sham Farm Road for approximately 1.7 miles, whereafter the drive for Whitehouse Oast will be found on the right-hand side.

Alternatively, if coming from Rotherfield village centre, Head north on North Street (which becomes Eridge Lane and then Blackdon Hill) for approximately 2 miles, whereafter the entrance to Lot 1 at Whitehouse Oast will be found on the left-hand side.

What3Words: coconuts.compiled.protester

SERVICES

Mains electricity and water, private drainage.

TENURE

The property is to be sold freehold with vacant possession.

EPC RATING

Band D

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.



AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

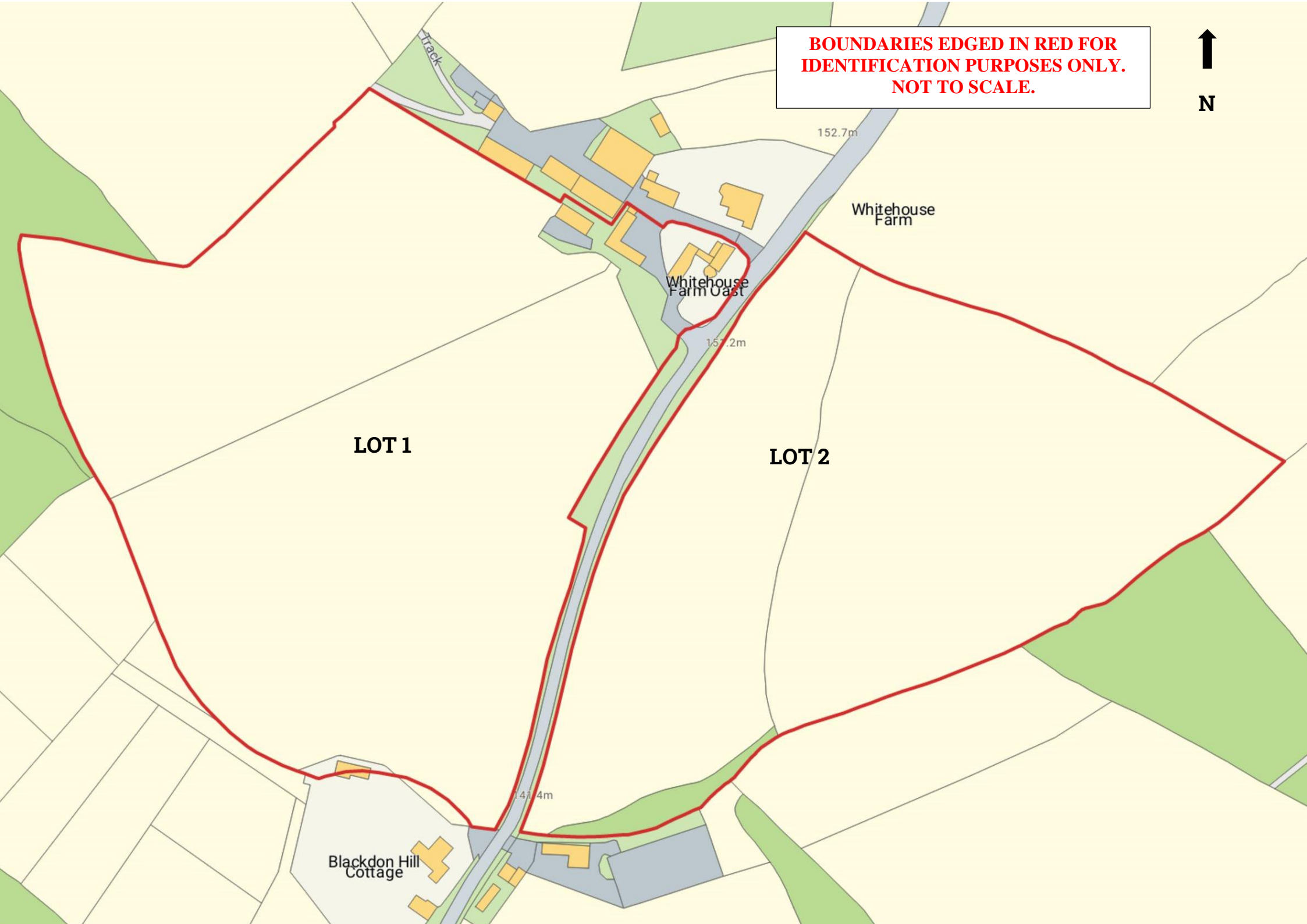
VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

PURCHASER IDENTIFICATION

In accordance with Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

BOUNDARIES EDGED IN RED FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



LOT 1

LOT 2

152.7m

157.2m

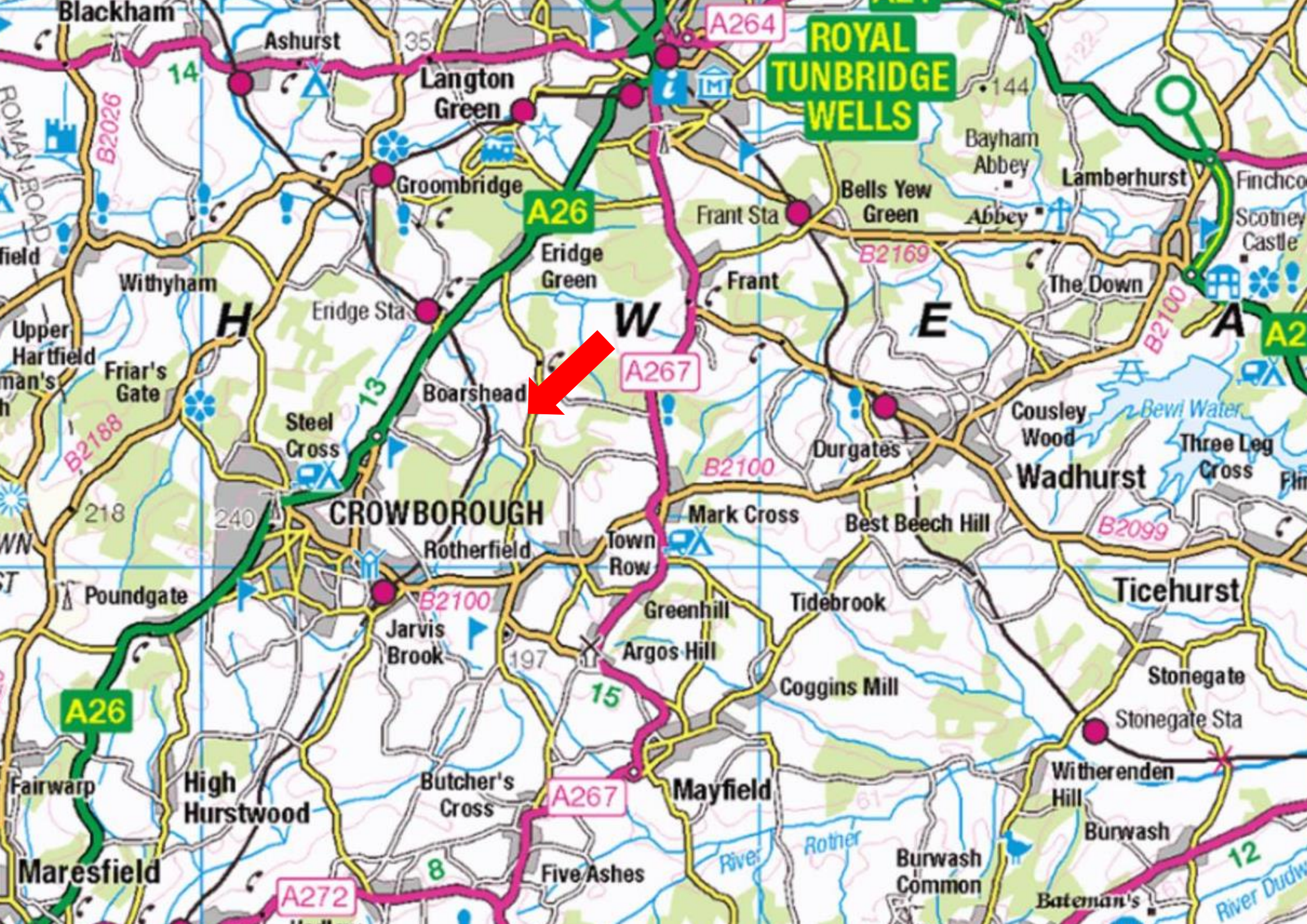
141.4m

Track

Whitehouse Farm

Whitehouse Farm East

Blackdon Hill Cottage



**ROYAL
TUNBRIDGE
WELLS**

A26

H

W

E

A



CROWBOROUGH

A26

A267

A272

12

Maresfield

**High
Hurstwood**

Mayfield

Ticehurst

Wadhurst

**Butcher's
Cross**

Five Ashes

**Burwash
Common**

Burwash

**Witherenden
Hill**

**Stonegate
Sta**

Coggins Mill

Argos Hill

Greenhill

Tidebrook

Best Beech Hill

Mark Cross

Town Row

Rotherfield

**Jarvis
Brook**

Poundgate

Bewl Water

B2100

B2169

**Bells Yew
Green**

Frant Sta

**Eridge
Green**

Eridge Sta

Boarshead

Steel Cross

Withyham

**Langton
Green**

Ashurst

Blackham

**Bayham
Abbey**

Abbey

Lamberhurst

Finchco

**Scotney
Castle**

The Down

**Cousley
Wood**

**Three Leg
Cross**

**Upper
Hartfield**

**Friar's
Gate**

field

ROMAN ROAD

13

15

14

35

144

218

240

197

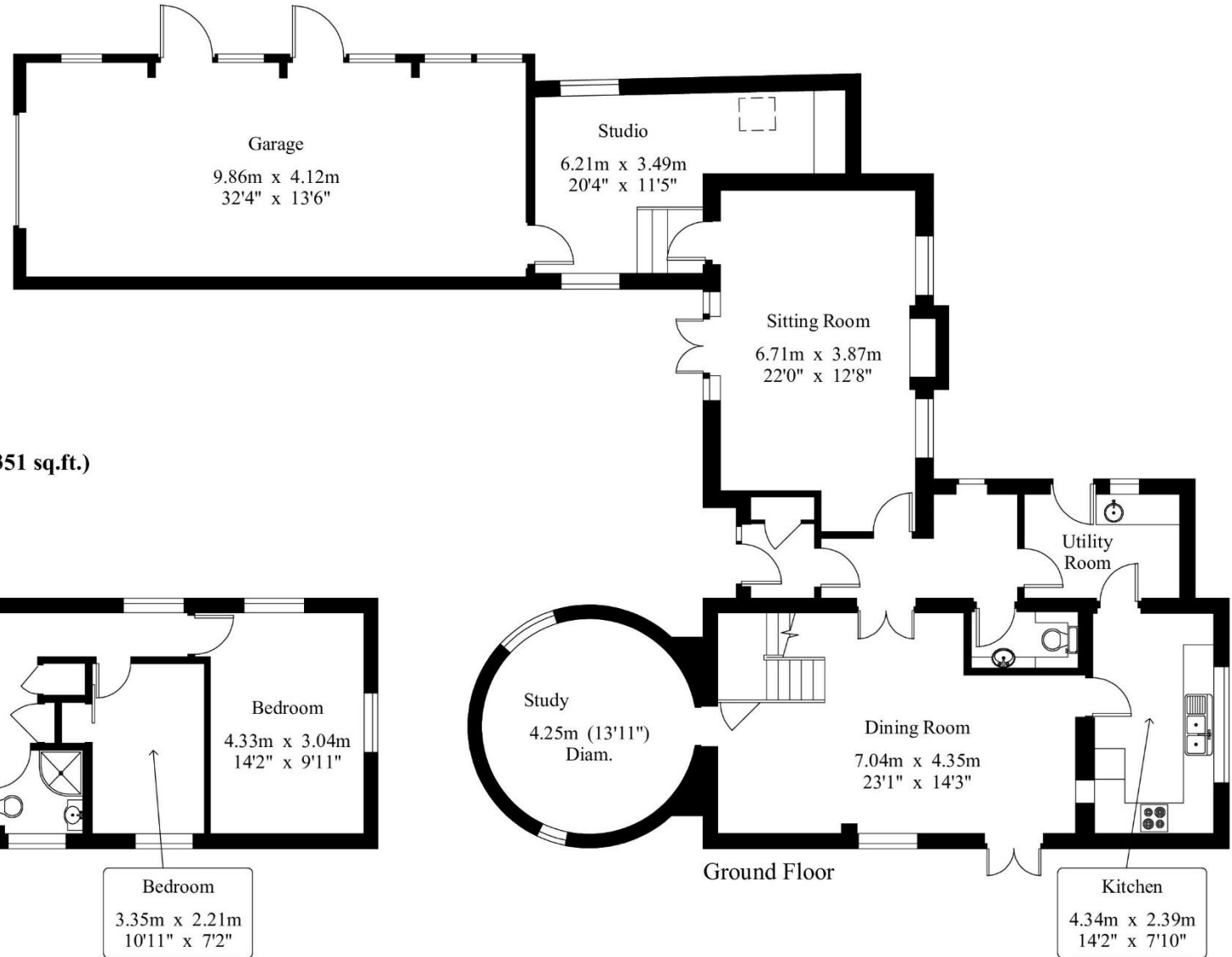
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61

River

Rother

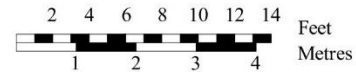
River Dudw



Whitehouse Oast

Gross Internal Area : 218.5 sq.m (2,351 sq.ft.)

(Including Garage)



For Identification Purposes Only.

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Land and Property Experts

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