



A WELL PRESENTED 4 BEDROOM OAST AND BARN TOGETHER WITH OLD DAIRY
BENEFITING FROM LAPSED PLANNING, ALL SET IN A DELIGHTFUL RURAL SETTING

HOCKER EDGE OAST
FRIEZLEY LANE, CRANBROOK, KENT TN17 2LL

savills

HOCKER EDGE OAST, FRIEZLEY LANE, CRANBROOK, KENT TN17 2LL

Entrance Hall ♦ Sitting Room ♦ Dining Room ♦ Study
♦ Kitchen/Breakfast Room ♦ Utility Room ♦ Cloakroom

Master Bedroom with En Suite Shower Room and Balcony
♦ 3 Further Bedrooms ♦ Family Bathroom

Attractive and Well Established Garden ♦ Triple Open Bay Garage
♦ Tank Room ♦ Store Room ♦ Greenhouse ♦ Field

Old Dairy with Lapsed Planning Permission (TW/97/01710/FUL)

In total approximately 4 acres
Cranbrook School catchment 2015

Description

Hocker Edge Oast is an attractive and well presented 4 bedroom oast and barn conversion set in gardens and grounds approaching 4 acres. The property, which lies within Cranbrook School catchment area (2015) is situated within an Area of Outstanding Natural Beauty off a quiet country lane, about 2 miles to the north of the sought after town of Cranbrook.

Points of note include:

- Reception rooms include a light and airy triple aspect sitting room of excellent proportions with wood burning stove, fitted bookshelves and French doors to a south facing terrace and a roundel dining room/family room.
- The kitchen/breakfast room has a range of painted cupboards with granite work surfaces. Appliances comprise a Britannia range cooker with ceramic hob, dishwasher and American-style fridge/freezer. A utility room provides additional storage and space for further white goods.
- Four attractive first floor bedrooms all benefit from fitted wardrobe cupboards. Two stylishly appointed bath/shower rooms (one being en suite) were refitted in 2014 and comprise white sanitary ware complemented by fittings in chrome by Perrin & Rowe and underfloor heating.
- Hocker Edge Oast is approached via a gravel driveway where there is parking and access to the triple open bay garaging.
- The well established gardens feature gently sloping lawns interspersed with various shrubs and mature trees and a stream. There is a kitchen garden and a pretty area of wild garden. To the west, the garden is divided from the field by post and rail fencing.
- To the east lies The Old Dairy, a substantial outbuilding in excess of 1,700 sq ft which has lapsed planning permission (TW/97/01710/FUL) for conversion to a dwelling house.
- Available by separate negotiation is further land and an area of woodland to the west of the field, known as 'Catstail Wood' with a pretty pond, jetty and an array of indigenous trees amounting to about 13 acres.



Situation

Local & Comprehensive shopping: can be found in Cranbrook, Goudhurst, Tunbridge Wells and Maidstone.

Mainline rail services: Fast and frequent services run from Staplehurst to London Charing Cross, London Bridge and Cannon Street, in about 1 hour. Eurostar trains are available from Ashford International and a high speed service runs from Ashford to London St Pancras in about 37 minutes.

Schools: There are an excellent range of schools in the area in both the state and private sectors at primary and secondary levels.

Leisure/sporting facilities: Golf clubs include Chart Hills, Rye and Dale Hill, Ticehurst. Risebridge Health Club at Goudhurst, sailing and fishing at Bawl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

Directions

From Savills office in Cranbrook proceed to the Wilsley Pound roundabout and take the first exit on to the A262. After about 0.6 of a mile turn right in to Friezley Lane. Continue along the lane (for about 0.7 of a mile) and the entrance to Hocker Edge Oast will be found on the left hand side.

Services

Oil fired central heating via radiators. Mains water and electricity. Private drainage.

Outgoings

Tunbridge Wells Borough Council – 01892 526121. Tax band 'H'

Viewing

Strictly by appointment with Savills.

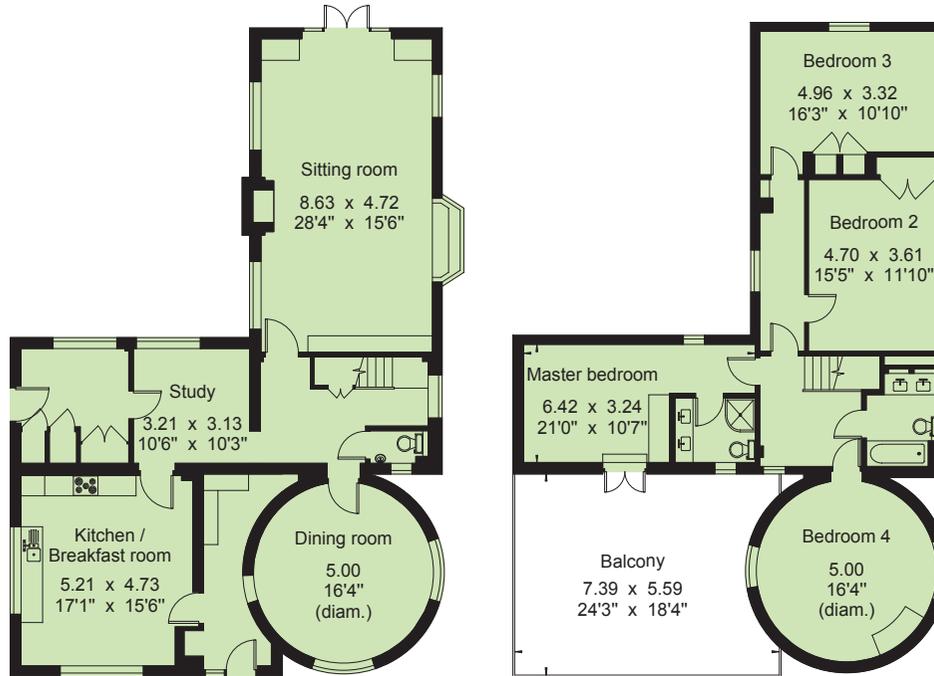
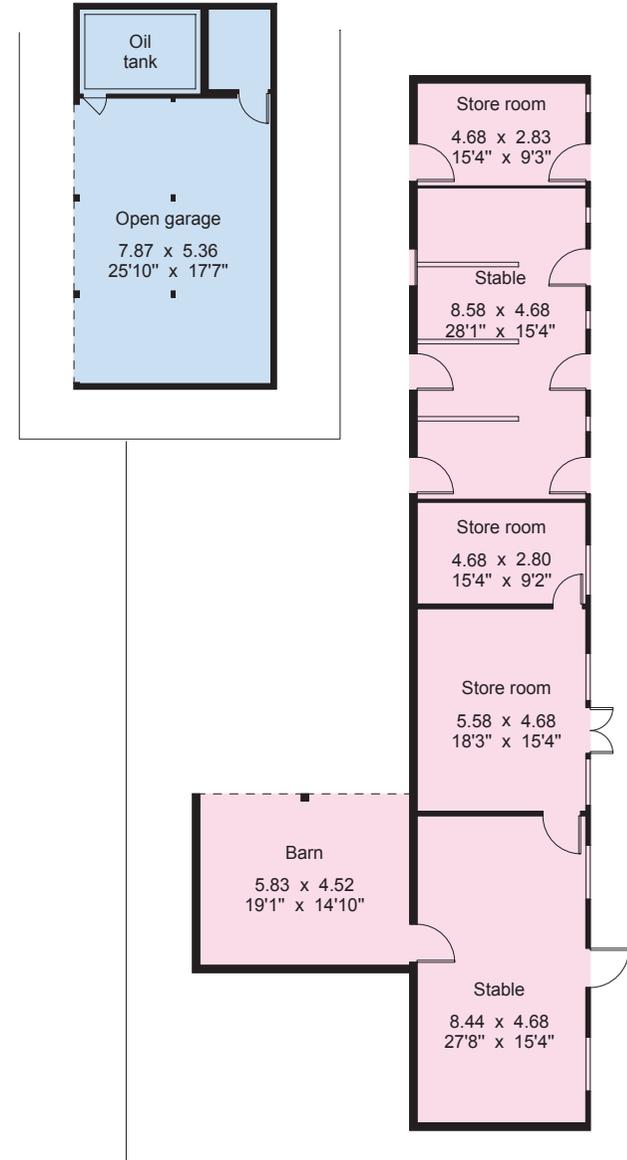
Hocker Edge Oast, Cranbrook

Gross internal area (approx.)

- Oast - 237.4 sq m (2555 sq ft)
- Garage - 54.9 sq m (590 sq ft)
- The Old Dairy - 161.6 sq m (1739 sq ft)

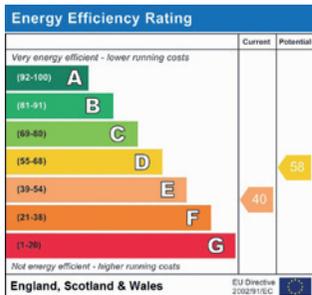
For identification only - Not to scale

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Ground floor

First floor



Savills Cranbrook
cranbrook@savills.com
01580 720161

savills.co.uk

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Catstail wood available by separate negotiation