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Slade Oast, The Slade, Lamberhurst, Tunbridge Wells, TN3 8HN

Guide Price: £1,850,000 Freehold





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A stunning, unique and thoroughly refurbished Oast house offering over 3,000 sq ft of accommodation including five bedrooms and five bath/shower rooms (three en suite), set in very private and well screened grounds of about 2 acres including a paddock, orchard and wrap-around gardens plus double garage, former stables and a garden room, about 7.5 miles South East of Royal Tunbridge Wells, close to Bewl Water Reservoir, Bedgebury Pinetum and Scotney Castle. EPC Rating: D

Believed to originate from the late 1800s and first converted in the 70s, this substantial Oast house has been remodelled and refurbished by the present owners in 2019 to create some exceptional spaces and features, making it ideal for modern family requirements and for entertaining guests.

Points of particular note include:

- The large glass room attached to the side of the house, connecting the kitchen to the gardens, enabling occupants to enjoy the gardens even when it is raining. The frameless glass panes all slide back so that you can be completely open to the garden, whilst staying undercover, providing an additional outside "room".
- The double aspect, double height kitchen/breakfast room with contemporary triple sliding glazed doors leading out to the garden and glass room is an exceptional space, flooded with natural light that bounces off the sleek lines of the bespoke David Haugh kitchen, which includes an island with breakfast bar. Integrated appliances include a Neff induction hob and double oven and Miele fridge freezer and dishwasher. There is also a filter water tap and integrated bin.





- The masterpiece that is the staircase running up through the centre of the house is constructed of steel and frameless, toughened glass, with open Oak treads. The contemporary design of this staircase is quite striking and with the open tread and glazed balustrades, the natural light from the skylights in the roof above filter down through the three levels of the house and afford glimpses up to the cowels above from below.
- The roundel oast is a generous 18'5.5m in diameter, providing a separate reception room and two big double bedrooms. The top bedroom has a feature glazed hatch so that

you can see up through the roof to the cowel above.

- All new (2019) windows and doors, boiler, underfloor heating and added insulation, all adding to the energy efficiency of the property.
- Engineered Oak flooring through much of the property.
- Two study/office rooms, one of which is accessed straight off the entrance hall, ideal if you are inviting clients in but don't necessarily want them in your home. One or both of which could be used as additional bedrooms when

required. There is also the detached garden room that could be used as a home office or guest accommodation.

- The main living room, beyond the central staircase has a sliding glazed door overlooking a Japanese style garden to the rear of the house, with water lily pond, maple leaf acer and small footbridge. This room also features an inglenook style fireplace, housing a woodburning stove.
- A large utility room is accessed directly from the kitchen and garden and has an adjoining shower room, perfect for rinsing off muddy boots or washing down dogs after a countryside walk.
- Arranged over the first and second floors are five bedrooms, three of which have en suite shower rooms, including the spacious principle bedroom with dressing area and balcony overlooking the gardens and a guest suite with roundel bedroom, dressing room and shower room.
- The gardens are delightful, interspersed with trees, shrubs and flower beds, creating different areas and outlooks from the house. They include a thatched children's playhouse. Beyond the immediate gardens, there is a small orchard with apple, cherry, pear and apricot trees, a kitchen garden and the fenced paddock. There are two former loose stables located just off the parking area, which the current owners use for additional storage.
- The private driveway culminates at a parking area, with the detached double garage to one side.





The property is located on the Southern fringe of Lamberhurst village, in the High Weald Area of Outstanding Natural Beauty, on the Kent/Sussex boarder, about 7.5 miles South East of Royal Tunbridge Wells.

Lamberhurst is a very friendly and attractive, historic village. It has a local store with Post Office, tea room, a good primary school, pubs, doctors' surgery, an excellent 18-hole golf course, a recreation ground with children's playground, and a number of local clubs and societies.

There are lots of lovely walks nearby including around attractions such as Scotney Castle, Bewl Reservoir, Bedgebury Pinetum and Bayham Abbey.

Tunbridge Wells, offers an extensive range of shops, and facilities including a theatre, restaurants and high achieving grammar schools.

Railway stations can be found at Wadhurst (4.19 miles), Bells Yew Green (Frant) (4.7 miles), and Tunbridge Wells (7.6 miles). These provide fast and regular services to London Charing Cross, London Bridge and Canon Street.

The A21 is easily accessible within a mile, providing direct links to the M25 to the North and Hastings to the South.

**Material Information:**

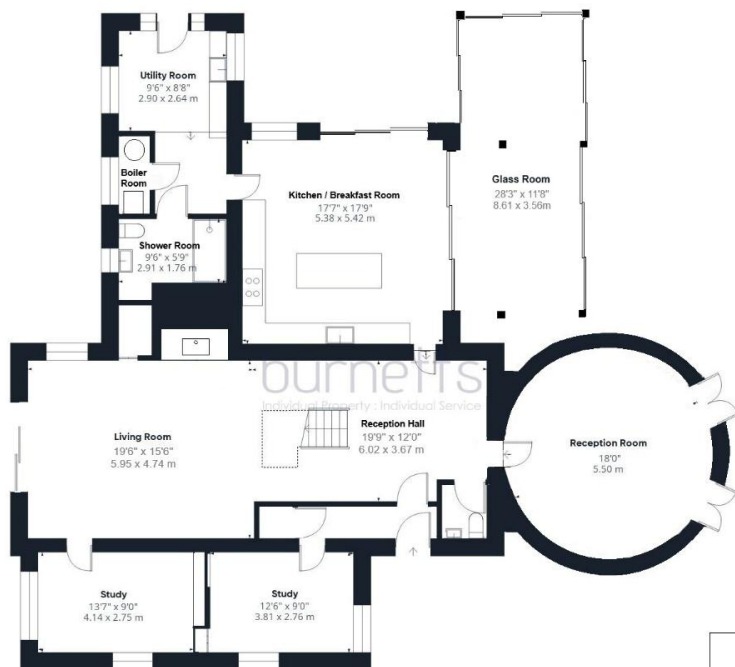
Tunbridge Wells Borough Council. Tax Band G (rates are not expected to rise upon completion). Oil fired central heating via wet underfloor heating system. Mains electricity and water. Compliant private (shared) sewage treatment plant. The property is believed to be brick construction with a mixed tiled roof. We are not aware of any safety or cladding issues. The vendors believe that some of the square oast



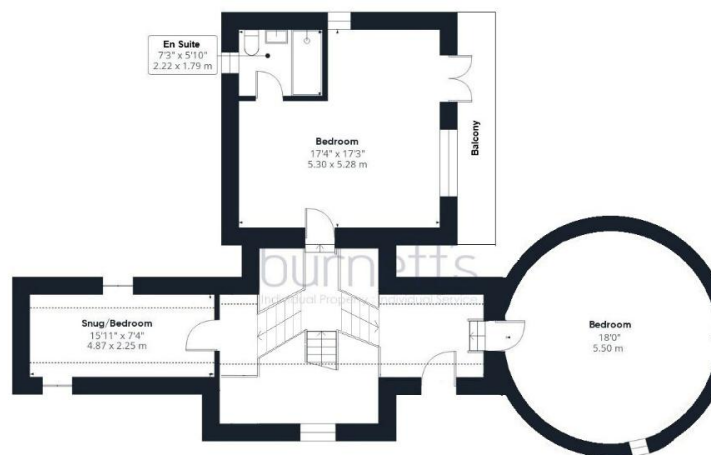
roof tiles may contain asbestos and that the garage roof may contain asbestos. The property is located within the High Weald AONB. The title has restrictions and easements and we suggest you seek legal advice on the title. According to the Government Flood Risk website, there is a very low risk of flooding. According to Ofcom, ultrafast broadband is available to the property. According to Ofcom, mobile coverage is available (intermittent indoor), best from EE. We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property does not have step free access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		



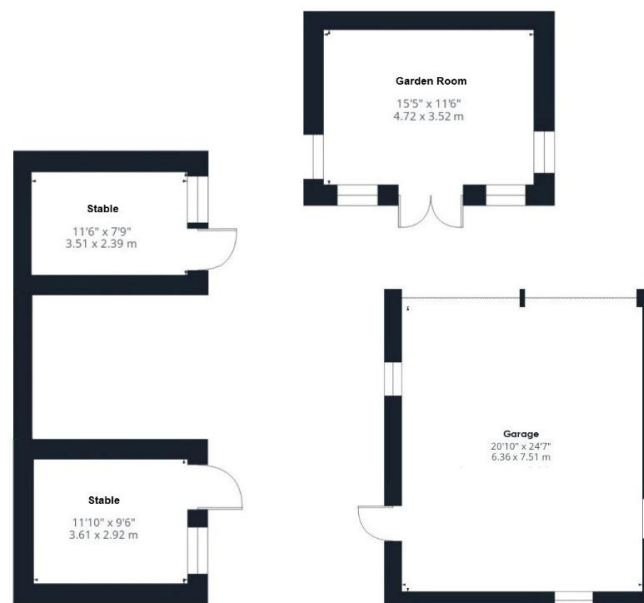
Ground Floor



Second Floor



First Floor



Approximate total area<sup>(1)</sup>

3158 ft<sup>2</sup>  
293.5 m<sup>2</sup>

Reduced headroom

104 ft<sup>2</sup>  
9.7 m<sup>2</sup>

(1) Excluding balcony, glass room and Outbuildings

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.