



Alexandre Boyes

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The Oast House, Bassetts, Wadhurst Road, Mark Cross, TN6 3PE



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

## The Oast House, Bassetts, Wadhurst Road, Mark Cross, TN6 3PE

- Reception Hall
- Kitchen
- Utility Room
- Cloakroom
- Breakfast Room
- Dining Room
- Drawing Room
- Sitting Room
- Bedroom One with Dressing Room and Ensuite Bathroom
- Four further Bedrooms
- Ensuite Shower Room
- Bathroom
- Garage with Studio
- Parking
- Gardens and Grounds of Circa Four Acres
- Close proximity to Wadhurst Station



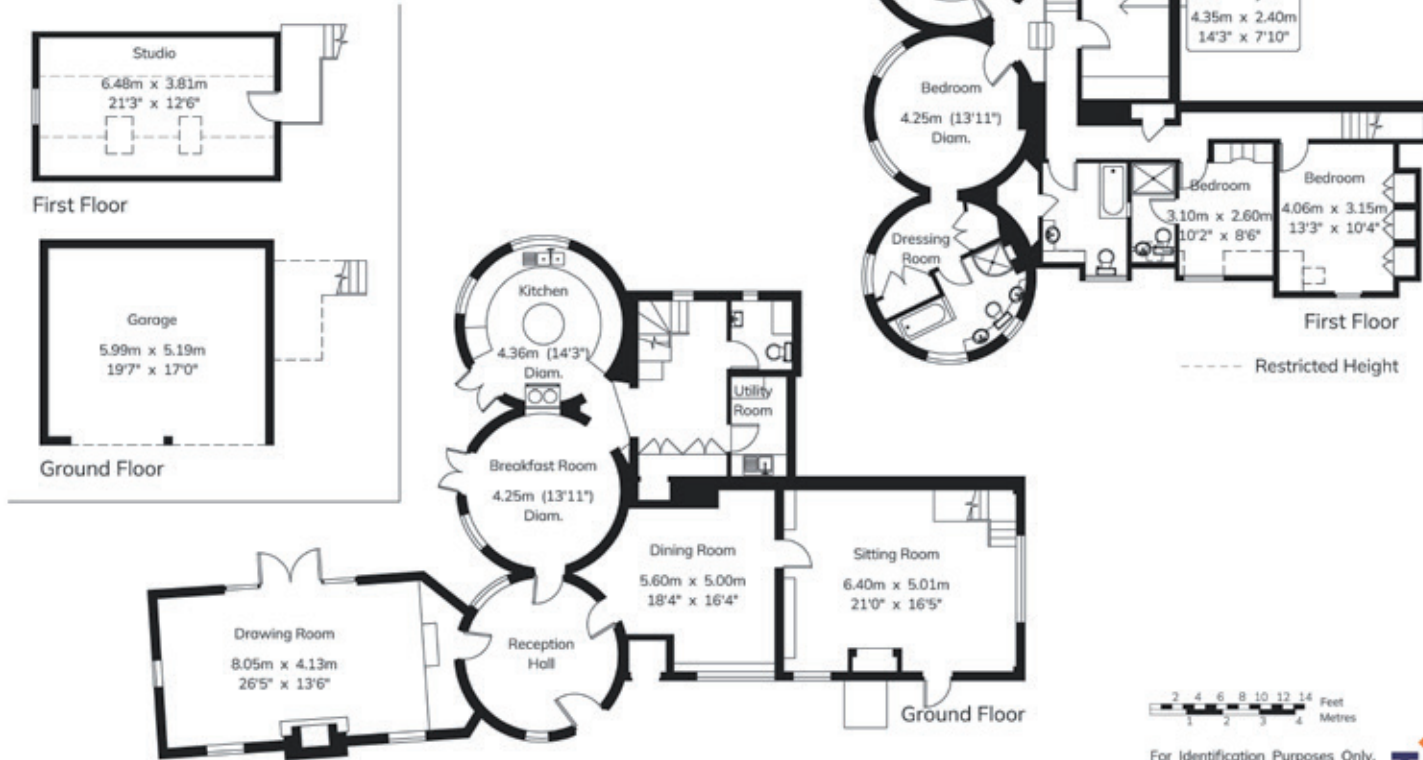
Nestled in the picturesque East Sussex countryside, this stunning attached oast house boasts a triple roundel and sits in approximately four acres of grounds. This beautifully converted home provides a tranquil rural retreat away from the main road while remaining conveniently located for local amenities. This unique and characterful home offers a rare opportunity to own a piece of Sussex's rich architectural heritage. Viewing highly recommended.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.



# The Oast House

House - Gross Internal Area : 279.0 sq.m (3003 sq.ft.)  
 Studio / Garage - Gross Internal Area : 55.7 sq.m (599 sq.ft.)



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

### IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

