



Oast View Rye Road

Sandhurst, TN18 5PQ

Situated in an Area of Outstanding Natural Beauty, Oast View is an attractive detached Edwardian house surrounded by extensive gardens and with the added benefit of a detached first floor, two bedroom apartment which currently generates in excess of £12,000 a year in rent. It could also be used as additional family accommodation.

Guide Price £995,000

- Area of Outstanding Natural Beauty
- Large Second Kitchen/Utility Room
- Second Reception Room
- Cranbrook School Catchment Area
- Detached Edwardian Property
- 4 Double Bedrooms including Main bedroom en-suite
- Detached Apartment with Income Potential
- Generous Kitchen/Breakfast Room with Aga
- Well Proportioned 'L' shaped Lounge/Design room with large Conservatory
- Well Established Landscaped Gardens and Heated Outdoor Swimming Pool

Oast View is an attractive Edwardian house built in approximately 1905 with later additions, situated on the outskirts of the village of Sandhurst, within a designated Area of Outstanding Natural Beauty. This attractive property offers flexible accommodation for families seeking a spacious home with ample space for relaxation and entertaining.

South facing reception rooms comprised of a well-proportioned 'L' shaped lounge/dining room and an additional family/sitting room. There is a large south/west facing conservatory off the dining room. The kitchen/breakfast room has generous storage and is equipped with a two oven Aga and integral microwave with space for further appliances. There is also a substantial second kitchen/utility room with laundry facilities adjoining the main kitchen.

There are four attractive double bedrooms with fitted wardrobes together with three bath/shower rooms, one en-suite, arranged over the ground and first floors.

There are beautiful and well-established gardens surrounding three sides of the house and far-reaching views can be enjoyed from the garden. The gardens include a large split level patio area and a number of apples and cobnut trees. The garden also boasts a newly refurbished heated swimming pool with air source heat pump.

A detached outbuilding incorporates garaging, workshop and an amply sized home office/art room. Above this outbuilding is a generous self-contained two-bedroom apartment which has flexibility as an income generation enterprise or for extended family. There is ample external parking in a large off-road area.



Directions

Start on Tenterden High Street and proceed to the A268 through Rolvenden. At the T junction turn right and proceed on the A268 for approximately 200 meters and the house can be found on the right just after the bend in road sign.



Floor Plan



TOTAL FLOOR AREA 344.70 SQ M (3,720.32 SQ. FT)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC