



OAKFIELD



Merriments Lane, Hurst Green, Etchingam, TN19 7RA

Price Guide £900,000



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7DA

Guide Price of £900,000-£925,000

Situated proudly off of a country road, this characterful property is visually stunning and will make a beautiful home. Dating back to the late 1800s, the house exudes history and charm at every turn - whether that be the exposed beams, the original hop press or the unique shape of the living area in the former kiln.

Boasting a large kitchen/diner, utility room and four bedrooms, this beautiful Oast House offers ample space for comfortable living. The thoughtful renovation and extension work have seamlessly blended modern comforts with period features, creating a unique and inviting atmosphere.

The property's history is clear to see, with the primary bedroom situated in the former kiln, complete with an ensuite for added convenience. Ascend to the loft room via an electronically extending ladder, which could be used as an office or study.

Outside, the property sits on approximately 3.7 acres of land, accessed via a picturesque country lane. Parking is a breeze with space for several vehicles, including a car barn and storage barn for all your needs. The landscaped grounds, adorned with flower beds and fruit trees, offer a peaceful escape from the hustle and bustle of modern life.

If you're seeking a home that seamlessly blends history, character, and modern comforts, look no further than this wonderful Oast House in Hurst Green. Embrace the tranquillity of rural living while still being within easy reach of amenities, making this property a truly special find.





Kitchen / Dining Room
20'1" x 15'6" (6.13 x 4.74)

Sitting Room
15'6" x 15'4" (4.74 x 4.68)

Bedroom
16'1" x 15'6" (4.92 x 4.74)

Bedroom
15'11" x 6'7" (4.87 x 2.03)

Bedroom
12'6" x 7'8" (3.82 x 2.36)

Bedroom
9'11" x 8'10" (3.03 x 2.71)

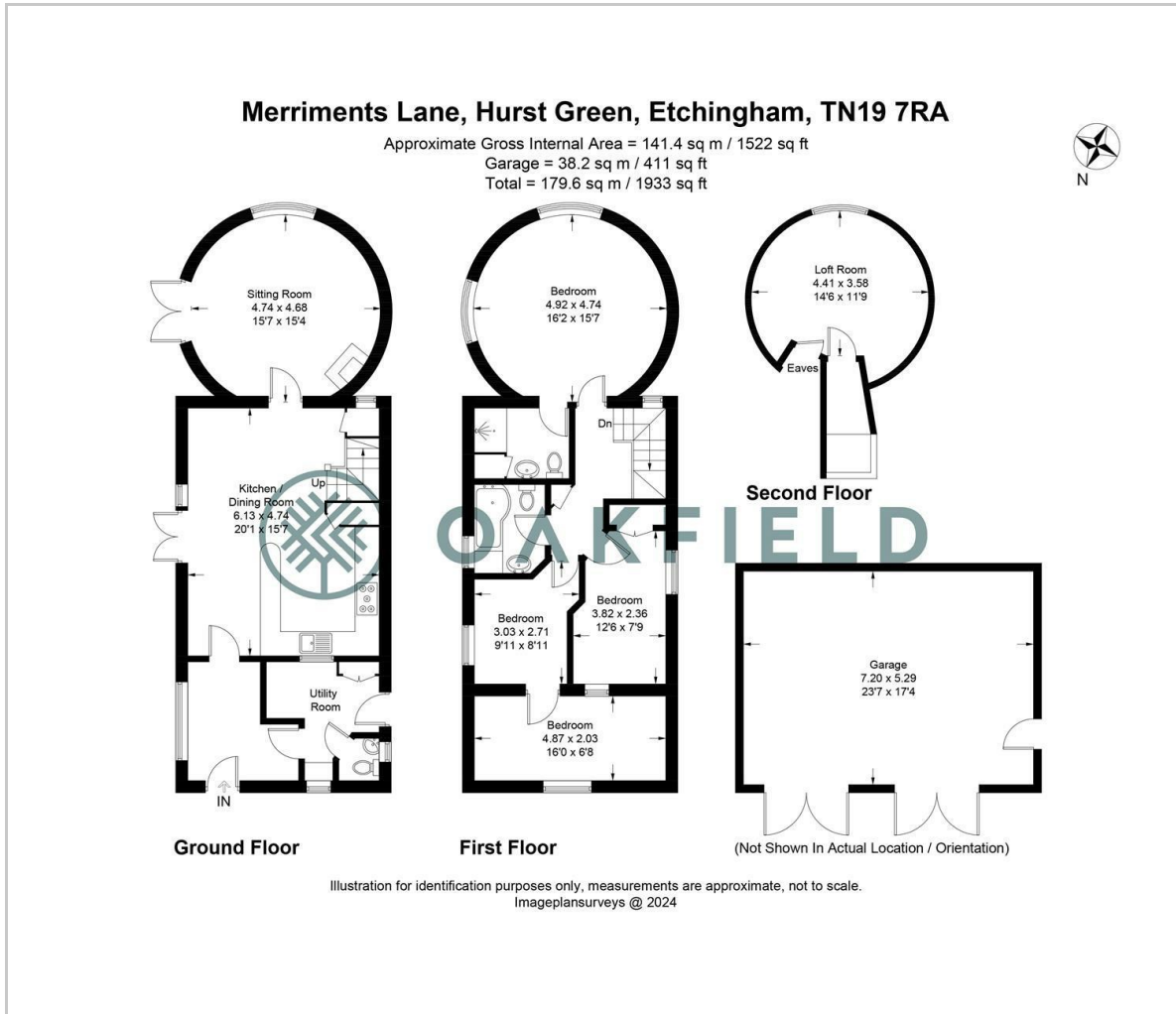
Loft Room
14'5" x 11'8" (4.41 x 3.58)

Garage
23'7" x 17'4" (7.20 x 5.29)

Council Tax Band-E-£2,982 Per Annum



Floor Plan



Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

