

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Situated off a quiet country lane in an Area of Outstanding Natural Beauty on the rural edge of the desirable village of Beckley which offers a pub and church within a 15 minute walk. Within two miles is the village of Northiam which offers leisure facilities including bowls club, library and Great Dixter house and gardens. There is also a range of everyday shopping facilities as well as a parish church, doctor's surgery, NHS Dentist, vets, private fitness gym, primary school and large sports hall for badminton, keep fit classes etc. More comprehensive facilities are available in Peasmarsh (3 miles), where there is a family run supermarket, Battle (12 miles) and Tenterden (7.5miles) with Waitrose & Tesco supermarkets and leisure centre. The Ancient Town and Cinque Port of Rye is 6 miles. Main-line rail services into London Charing Cross and Cannon Street can be found at Staplehurst (15 miles) and Robertsbridge (8 miles) taking approximately one hour, 5minutes and 1hr, 20 minutes respectively. Ashford International (20 miles) provides a high speed service to London St Pancras in 37 minutes. There are excellent schools in the area in both the private and state sectors at all levels.

Forming a detached unlisted twin roundel oast house offering flexible accommodation with the benefit of a self contained cottage.

The accommodation comprises front door into the **entrance hall** with quarry tiled floor, stairs and a one person lift rising to the first floor landing. **Living room** two pairs of bifold doors opening onto a paved terrace overlooking the pond, fireplace fitted with a wood burning stove, built in book shelving. **Dining room** triple aspect, hatch to kitchen. **Kitchen/breakfast room** fitted with a range of base and wall mounted units incorporating an oil fired 4 oven AGA, additional 4 ring electric hob and oven, space and plumbing for dishwasher and fridge. Quarry tiled floor. **Utility room** with quarry tiled floor, space and plumbing for washing machine and fridge/freezer. Pantry cupboard, door out to the rear garden. **Cloakroom** comprising w.c and wash hand basin.

**First floor galleried landing** with views over farmland, built in double airing cupboard. **Bedroom 1** double aspect with views over nearby farmland. Built in double wardrobe. **En suite bathroom** comprising panelled jacuzzi bath, wash hand basin, w.c, window to side. **Bedrooms 2 and 3** are in the roundels and triple aspect with views. **Bedroom 4/study** is double aspect overlooking the garden. **Family bathroom** comprising panelled bath, separate shower, w.c. Additional **separate w.c.**

**Detached self contained cottage** which has been used as a successful holiday let over recent years providing an additional income. Comprising main open plan living/dining area with fitted kitchen and woodburning stove. Vaulted ceiling with exposed timbers, exposed wood flooring. Two pairs of double doors out to the garden. **Double bedroom** with double doors out to the garden. **Shower room** comprising shower cubicle, w.c, wash hand basin, Velux.

**Outside:** Accessed off the lane via a pair of double gates with driveway leading to a detached open fronted double car barn. A further studio/ workshop. There is a large pond to one side garden with paved sun terrace. To the rear is the heated swimming pool and part wall enclosed rose garden. A further area of garden and orchard incorporates a hard tennis court (requires renovation). In all the amounting to approximately 1 acre (to be verified).

**Local Authority – Rother District Council - Council Tax Band G**  
Mains electricity and water. Oil Heating. Private Drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,225,000 freehold

Stoddard Oast, Stoddards Lane, Beckley, East Sussex TN31 6UG



A detached twin roundel four bedroom oast house enjoying views over nearby farmland with a detached self contained holiday cottage and swimming pool set within gardens extending to approximately 1 acre

- Entrance hall with internal lift to the first floor • Living room • Dining room • Kitchen/breakfast room • Utility room • Cloakroom
- First floor galleried landing • Bedroom 1 with en suite bathroom • 3 further bedrooms • Family bathroom • Additional w.c
- EPC rating E • Detached self contained holiday cottage • EPC rating G • Main open plan living/dining/kitchen area • Double bedroom
- Shower room • Detached double open car barn • Studio/workshop • Heated swimming pool • Oil heating
- Gardens and grounds including a large pond and tennis court extend to approximately 1 acre (to be verified)

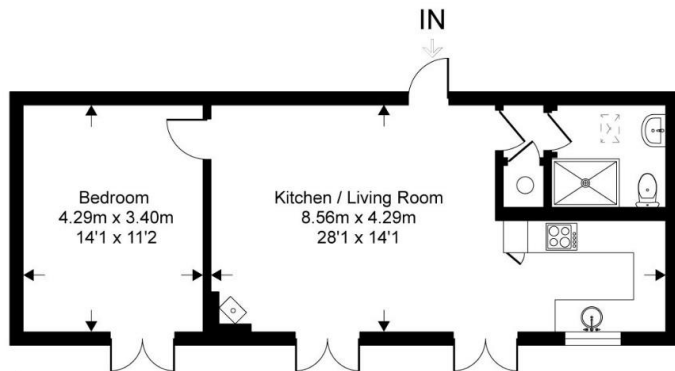
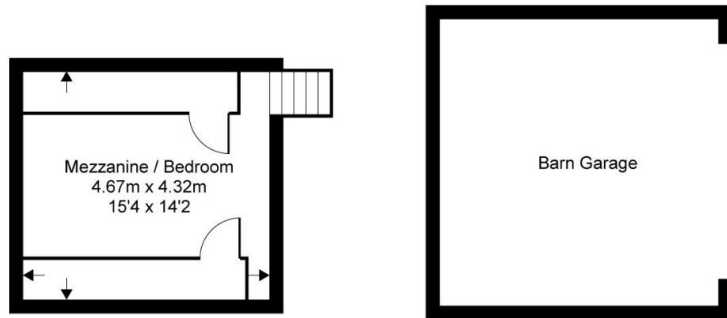
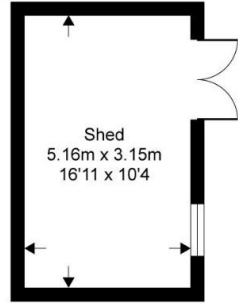


**Directions: Leaving Rye** in a northerly direction along the A268, proceed through the village of Peasmarch and turn left at the Four Oaks junction onto the B2088 Main Street. Continue for 1.2 miles and turn right, by a grass triangle, into Stoddards Lane, passing the church on your left. Continue for approx. 0.7 miles where the oast will be seen on your left.

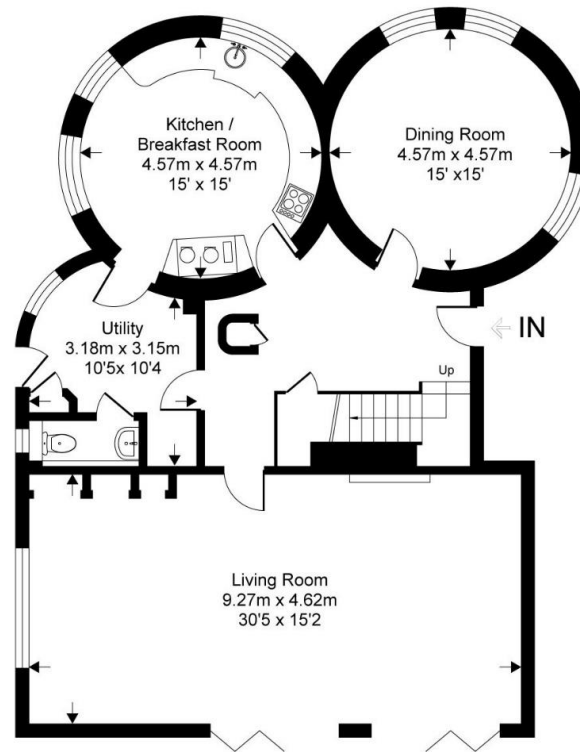
**From London** head south on the A21 bypassing Tunbridge Wells. In Flimwell, turn left onto the A268 signposted Hawkhurst. Continue through Hawkhurst and on towards Rye passing over a narrow bridge with traffic lights at Newenden. Continue along the A268 into Northiam village. At the far end of the village, opposite the primary school, you will see a grass triangle on your left. Turn left onto the B2088 signposted Beckley. After approx. 1.1 miles turn left, by a grass triangle, into Stoddards Lane, passing the church on your left. Continue for approx. 0.7 miles where the Stoddard Oast will be seen on your left.

# Stoddard Oast

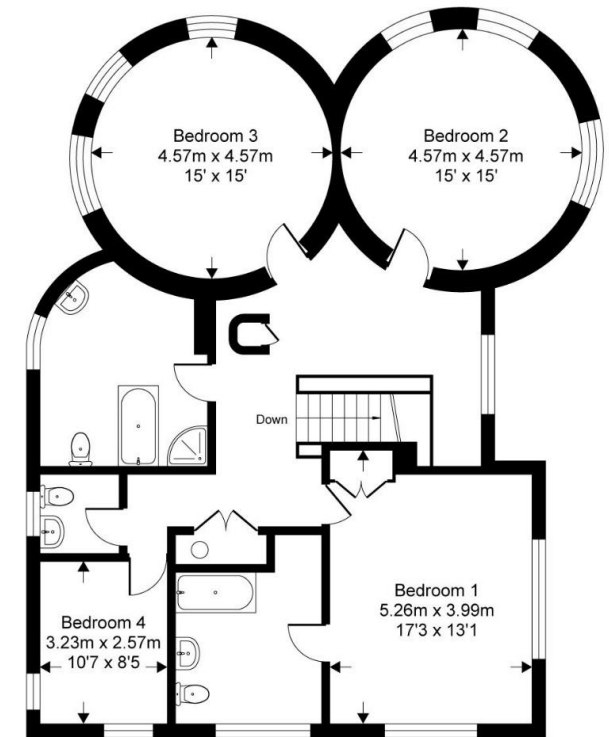
Approximate Gross Internal Area = 222 sq m / 2392 sq ft  
 Approximate Annexe Internal Area = 52 sq m / 562 sq ft  
 Approximate Outbuildings Internal Area = 36 sq m / 392 sq ft  
 Approximate Total Internal Area = 310 sq m / 3346 sq ft  
 (excludes barn garage)



Annexe



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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