



**The Oast House,  
Budds Lane, Wittersham, Kent TN30 7EL**



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**Guide Price £1,100,000**

Nestled in a wonderful rural setting along a private no-through lane, this enchanting Grade II Listed double kiln oasthouse has recently been the subject of much improvement and refurbishment creating a warm and welcoming family home. The property is surrounded by stunning landscaped gardens and terrace with a large pond which only goes to enhance the picturesque backdrop. This unique property perfectly combines character charm with modern day living offering a wonderful retreat in the heart of the countryside.

Believed to date back to the mid-19<sup>th</sup> century and converted in 1982, this detached property has distinctive bottle twin kilns, having been extensively improved and modernised by the current owners in recent years with care being taken to retain the property's character. This home offers many attractive features, including a handcrafted oak staircase, engineered oak flooring, and a cosy woodburning stove in the sitting room. The stylish, modern kitchen and contemporary bath / shower suites are thoughtfully designed for comfort and convenience.

Outside, the property continues to impress with a double garage and driveway parking. There are delightful views over the beautifully maintained gardens with flowering shrubs and mature trees, offering year-round interest and colour. A large pond and extensive terraced seating areas create an inviting outdoor haven - ideal for relaxing, entertaining, or enjoying nature in peaceful surroundings.

Situated down a private no-through country lane about a mile from Wittersham village which provides a village store, ancient Church, village hall and a primary school. The nearby historic towns of Rye and Tenterden offer a broader range of shops, restaurants, and services and there are miles of rural countryside walks to be enjoyed nearby.

- Detached twin-kiln Grade II Listed Oast House
- Approached over a private no-through rural country lane
- Recently updated and improved to a high standard
- 4 Bedrooms, 2 Reception Rooms, 2 Bath / Shower Rooms
- Oak staircase, under floor heating, double garage, parking
- Landscape gardens, pond and extensive terraces
- Idyllic setting surrounded by countryside and farmland
- Situated on the outskirts of the rural village of Wittersham,
- Located between the historic towns of Tenterden and Rye
- Offers a quintessential English countryside lifestyle
- Viewing highly recommended to fully appreciate all on offer





The following is a brief introduction to this charming property at will only be fully appreciated when viewed (approximate dimension). The spacious roundel **ENTRANCE HALL** 14'5 x 14'5, provides a warm welcome with charming oak staircase to the first floor, door to:

**DINING ROOM** 18'2 x 12'8, windows and door to the terrace and garden and is an ideal for family and formal entertaining.

**KITCHEN / BREAKFAST** 14'7 x 14'7, A smart, well-appointed kitchen set within the roundel, featuring an extensive range of worksurfaces, coordinated drawers, base cupboards, and matching wall units and ample space for appliances. A central island with a breakfast bar offers additional worksurface space, seating, and storage. The kitchen also includes an integrated butler-style sink unit with drainer, as well as a built-in hob and oven—making this a highly functional and stylish space for both cooking and socialising.

**SITTING ROOM** 19'9 x 18'9, a bright double aspect room with windows and doors overlooking the terrace, pond and gardens. A charming open fireplace provides an ideal focal point for the room.

There is a large **UTILITY ROOM** with sink unit, storage and space for appliances. Door to the side. The handy **CLOAKROOM** provides a w.c. and wash basin.

**FIRST FLOOR ROUNDEL & INNER LANDING** 14'5 x 14'5, a great, versatile space ideal for a **play area or study** with ample room for desk and chairs. Inner landing with airing cupboard.

**BEDROOM 1** 18'2 x 11'9, an impressive double bedroom with vaulted ceiling and **EN-SUITE BATHROOM** with a luxurious white suite featuring a freestanding bath, low level w.c. and wash hand basin. Door to adjacent dressing room / bedroom.

**DRESSING ROOM / BEDROOM** 11'9 x 9'9 with access from bedroom one or landing. A flexible room with window to the front.

**BEDROOM** 10'4 x 9'10, double aspect with windows to rear and side. Built in wardrobe cupboard.

**BEDROOM** 10'2 x 8'2, built in cupboard. Window to the rear and side.

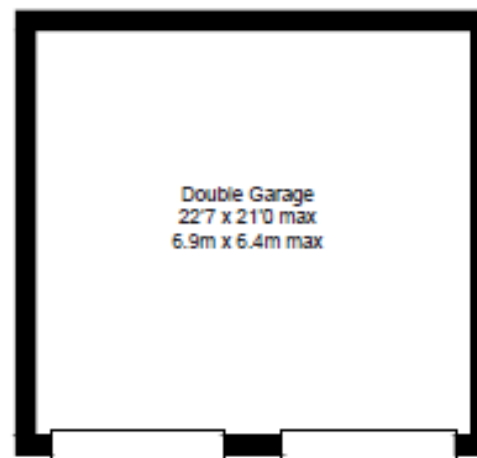
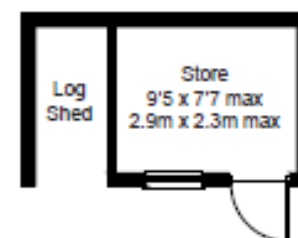
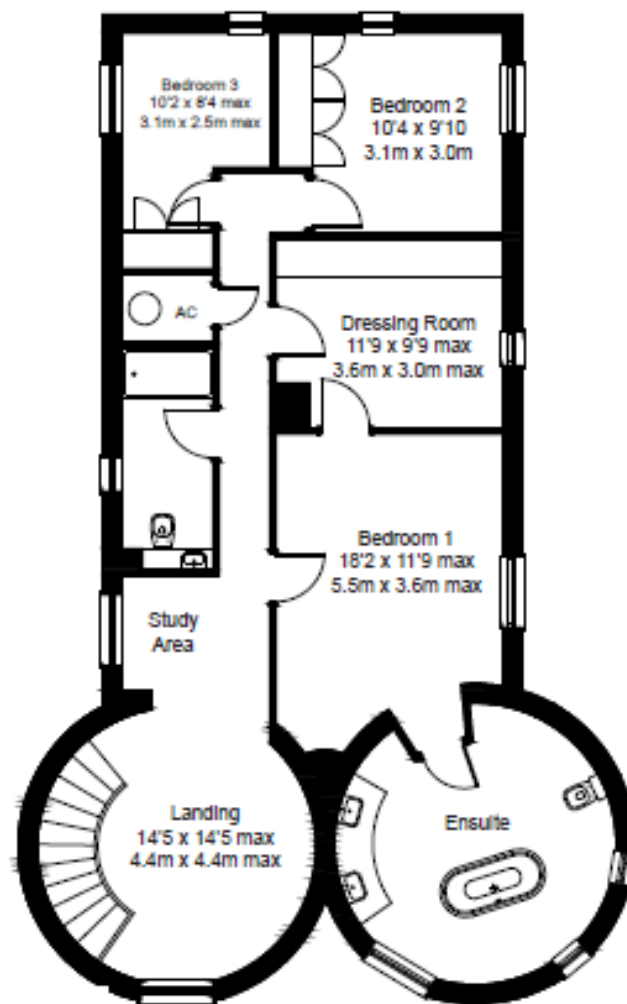
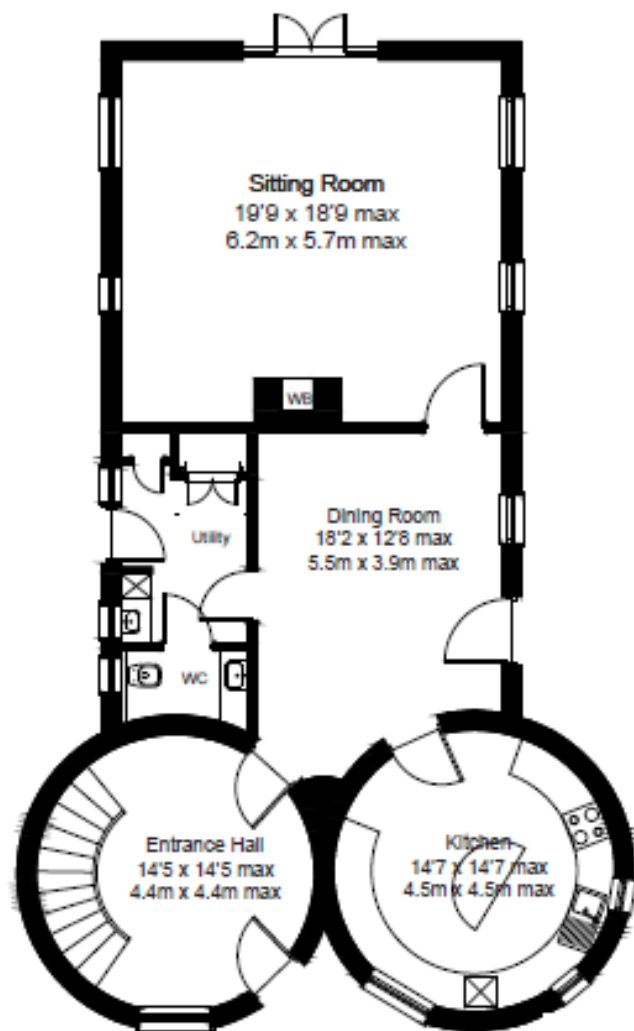
**SHOWER ROOM** Fitted with a smart contemporary suite with shower cubicle, wash hand basin, low level wc and built in linen cupboard.

**OUTSIDE** A driveway offers a parking area and leads to the **DOUBLE GARAGE** 19'9 x 18'9 with power connected. The beautifully landscaped gardens are a true highlight, partly walled, they feature expansive terraces that are perfect for both entertaining and quiet relaxation. A large, wildlife-friendly pond enhances the tranquil atmosphere and is complemented by well-tended lawns edged with a rich variety of flowering plants, ornamental shrubs, mature trees, and hedging. Together, these create an idyllic and secluded setting that perfectly complements the character of the oast. There is also a very useful garden store / workshop with handy log store to the side.

**SERVICES** Mains water and electricity. Private drainage. Oil fired underfloor heating.

**SITUATION:** The Oast House enjoys a rural but not isolated setting down a private no-through lane on the edge of the village of Wittersham, which itself sits in the High Weald Area of Outstanding Natural Beauty. The village offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall. Nearby Tenterden offers a comprehensive range of shopping, leisure and health facilities. The coast and Cinque Port town of Rye are only a short drive away. A bus service links the surrounding towns and villages and Ashford offers the high-speed service to London St Pancras (about 37 minutes).





## The Oast

Approximate Gross Internal Area  
2110 sq feet  
196m<sup>2</sup>

Not to scale  
For illustrative purposes only







