



The Oast House, 3 Nobles Wood, Bells Yew Green





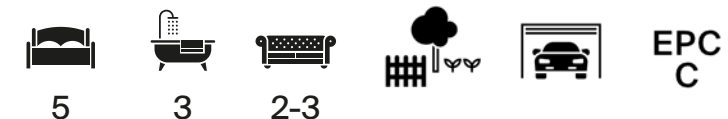
An attractive family house offering spacious and beautifully presented accommodation as well as landscaped gardens with adjoining woodland, double garage and ample parking. The property is set within an exclusive private development of six houses, about half a mile from Frant mainline station.

### Situation

Nobles Wood is located in a quiet position, a short distance from the village of Bells Yew Green and just half a mile from Frant station. Tunbridge Wells is just over three miles away and offers a comprehensive range of shopping, recreational and cultural amenities. Further amenities can be found at nearby Wadhurst and Mayfield. Communications in the area are very good with access to major road and rail routes via the A21. Mainline stations at Frant (Bells Yew Green) and Tunbridge Wells offer regular services to London.

There is an excellent choice of schools in the area including Frant primary school, Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst, Tonbridge School and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.

Leisure activities in the area include riding and walking in the surrounding countryside; local bowling and cricket clubs; golf at a number of courses including The Nevill, Dale Hill at Ticehurst, Lamberhurst, East Sussex National, Crowborough and the Royal Ashdown Forest; off-road cycling at Bewl and Bedgebury; sailing and water sports at Bewl and on the Kent and East Sussex coasts.







## The Property

The Oast House is situated in an attractive and secluded position at the rear of the exclusive gated Nobles Wood development and offers well-proportioned and energy efficient modern accommodation, beautifully presented throughout.

The front door opens into a spacious entrance hall with a cloakroom, engineered oak flooring and an oak staircase rising to the first floor. To the front of the house there is a superb double aspect sitting room. To the side, the formal drawing room has a fireplace with a Clearview log burner creating a lovely centrepiece to this room. Double doors open out to the rear paved terrace which benefits from an electrically operated sun canopy.

The kitchen/dining/family room is the real heart of this home and provides the perfect space to entertain with two sets of bi-fold doors opening out to a second paved terrace, gardens and adjoining woodland. The fabulous kitchen includes a wood burner and a range of modern base and eye level units as well as a wonderful granite topped central island giving extra work space. The utility room is off the kitchen and provides a door to the driveway and garaging.

On the first floor there is a lovely galleried landing giving access to the bedroom accommodation and a built in cupboard. The master bedroom has built in wardrobes, en suite bathroom with Villeroy and Bosch fittings, and double aspect windows to the front and rear giving wonderful views over the woodland. Bedroom two is also to the front, and has built in wardrobes, a wonderful vaulted ceiling and an en suite shower room with Villeroy and Bosch fittings. The third bedroom is also a generous double with large built in wardrobes and a southerly aspect. The three principal bedrooms all benefit from remote controlled dual purpose air conditioning/heating units. Bedrooms four and five are also doubles. The family bathroom completes the first floor accommodation.





## Gardens and Grounds

The Oast House is accessed via a shared driveway leading to the property's double garage and ample parking area. The front garden has a number of mature specimen topiary trees including a variegated holly, yew and box. To the rear of the property, the paved terraces are the perfect place to entertain and lead on to the beautifully landscaped gardens which are laid to lawn with mature trees, shrubs and raised flower beds with sleepers. A set of new oak sleeper steps lead up to an area of adjoining woodland, with post and rail fencing, and in all the property extends to about half an acre.

## Distances

Frant station 0.5 of a mile (London Bridge from 49 minutes). Tunbridge Wells 3.3 miles (London Bridge from 45 minutes). Wadhurst 3.8 miles. Lamberhurst 4 miles. A21 - 4.2 miles. Mayfield 7.5 miles. M25(J5) 20 miles. Gatwick airport 26 miles. Central London 44 miles. (All times and distances approximate)

## Directions (TN3 9EA)

From Tunbridge Wells proceed south on the A267 Frant Road and turn left at The Bull Pub onto Birling Road/B2169 (which becomes Bayham Road). Continue on this road and proceed straight over at the crossroads with Forest Road. Continue on the Bayham Road/B2169 past Frant Station on the right and The Brecknock Arms pub. After approximately 400 metres, the entrance to Nobles Wood will be found on the right-hand side. The Oast House will be found directly ahead.

## Property Information

**Local Authority** Wealden District Council, Tel. 01892 653311

**Council Tax** G

**Tenure** Freehold

**Services** Mains water and electricity. LPG heating. Solar panels & 2 storage batteries (solar installed capacity - 8.25 kw). Pod Point EV charger. Private drainage.

**Viewings** Strictly by prior appointment with Knight Frank, LLP



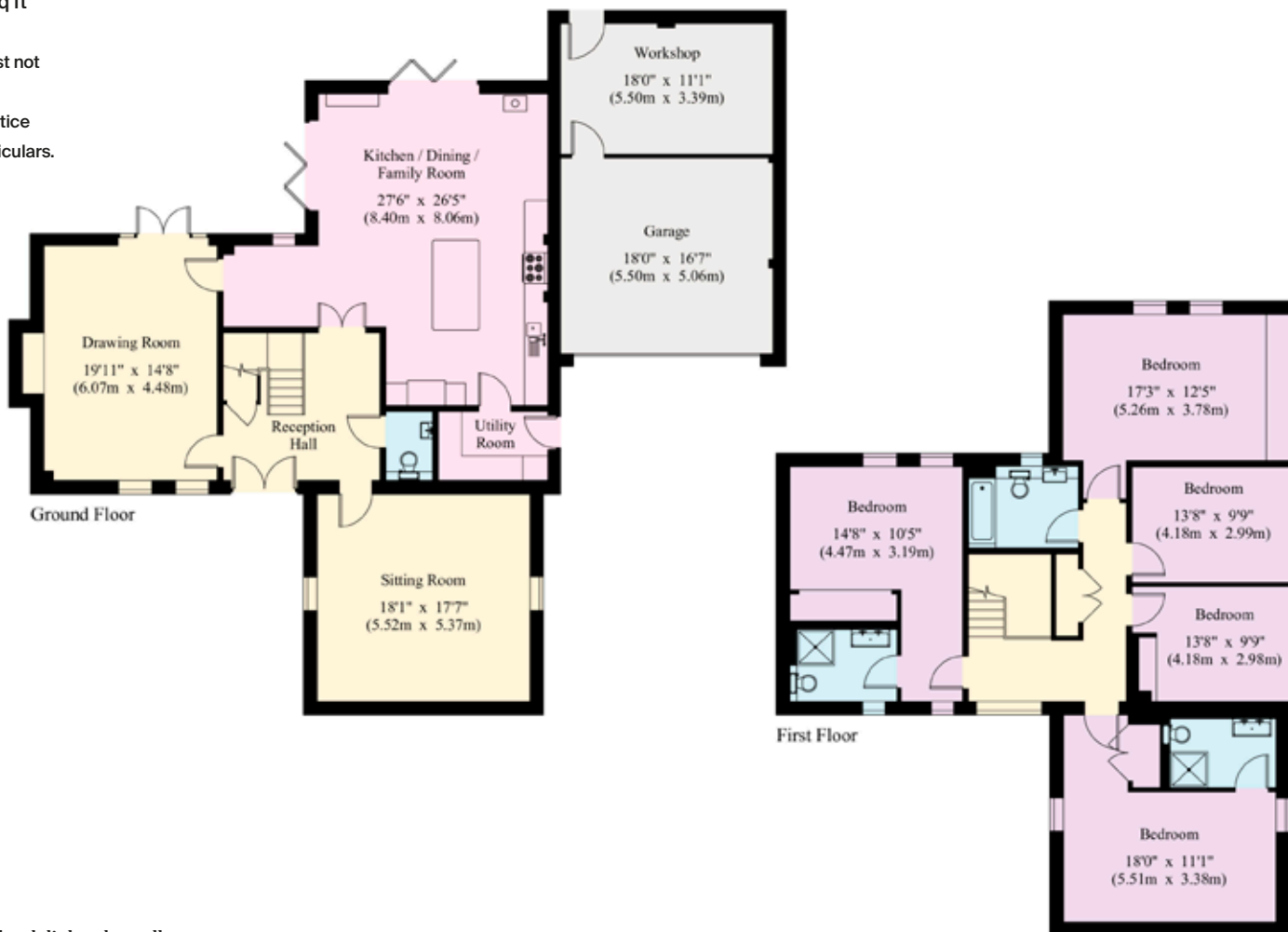


## Approximate Gross Internal Floor Area

Total Area = 320.8 sq m / 3,453 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ross Davies  
01892 515035  
[ross.davies@knightfrank.com](mailto:ross.davies@knightfrank.com)

Lucy Martin  
01892 515035  
[lucy.martin@knightfrank.com](mailto:lucy.martin@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2025. Photographs and videos dated January 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.