



**'Our Focus Determines Your Reality'**



Sponden Lane  
Sandhurst  
Kent  
TN18 5NP



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Entrance Hall \* Reception Hall \* Sitting Room \* Family Room  
Dining Room \* Kitchen/Breakfast Room \* Pantry  
Utility Room \* Cloakroom

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Principal Bedroom Ensuite \* Five Further Double Bedrooms, All Ensuite  
Additional Double Bedroom \* Family Bath/Shower Room

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Grounds Approx. 9.5 Acres \* Attractive Garden  
Detached Barn/Studio/Workshop/Bar  
Stables \* Feed Rooms \* Manege \* Paddocks  
Off Road Parking



## PERIOD OAST WITH EQUESTRIAN FACILITIES AND FAR-REACHING VIEWS

Where to start, with origins believed to date from the turn on the 20th century, this generously proportioned period oast converted in the mid 1980's has so much to offer.

Providing an impressive 5,100 sq.ft. over three storeys, the accommodation consists of an entrance hall leading to a galleried reception hall, the double aspect sitting room has a fireplace and tri-fold doors opening to a paved terrace, with the triple aspect family room benefitting from a wood burning stove and also having tri-fold doors opening to the paved terrace; the statement kitchen/breakfast room is double aspect with a pantry and a wall of double doors opening to the gravel terrace and parking, both the dining room and utility room can be accessed via the kitchen/breakfast room. A cloakroom completes the ground floor.

The expansive first floor landing includes a library area and access to six of the double bedrooms. The bedrooms comprise of the double aspect principal bedroom with built-in storage, an ensuite shower room and a Juliet balcony, four further double bedrooms all ensuite, two are double aspect, the sixth double bedroom is triple aspect and currently used as an office and finally there is a family bath/shower room.

The second floor offers a double aspect double bedroom with ensuite shower room and built in storage; there is also a loft store.





Set in approximately 9.5 acres, the oast is approached via a gated driveway which leads to the ample parking. The attractive gardens are laid to lawn with established hedging, a variety of mature trees, including a charming magnolia, a vegetable garden with raised beds and a polytunnel.

Adjacent to the oast there is a detached outbuilding comprising a barn, currently used for storage, a workshop and bar accessed through the barn, and a double aspect studio which is currently home to an above ground swimming pool heated using an air source heat pump.

The equestrian facilities which can be accessed via a separate gated drive with turning space and parking, include a gated concrete yard with five stables, feed rooms and storage; access to an all-weather manege and three paddocks, all with water connected.

This stunning property occupies an enviable rural country lane location with far-reaching countryside views and is convenient for access to the main road and rail networks as well as being within the much sought after Cranbrook School Catchment Area.





## SANDHURST

Situated in the Village of Sandhurst, with local amenities which include a post office and local store, village pub, petrol station and garage with MOT centre together with a well-regarded Primary School.

More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, St Ronans, Dulwich School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingham.





# Sponden Lane, Sandhurst, Cranbrook, Kent, TN18

Approximate Area = 475.7 sq m / 5120 sq ft

Outbuildings = 195.4 sq m / 2103 sq ft

Total = 671.1 sq m / 7223 sq ft

For identification only. Not to scale.



## SERVICES

Mains electricity and water. Oil fired central heating. Klargest Sewage Treatment Plant.

Tunbridge Wells Borough Council - Tax Band G

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



**Harpers and Hurlingham Property Consultants**  
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
[enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)