

MABBS HILL OAST
LYMDEN LANE, STONEGATE, EAST SUSSEX, TN5 7EF

EST 1900

Lambert & Foster

STONEGATE STATION MILES 1.4 | GATWICK AIRPORT MILES 31 | TUNBRIDGE WELLS MILES 10

MABBS HILL OAST, LYMDEN LANE, STONEGATE, EAST SUSSEX, TN5 7EF

A unique and beautifully renovated former oast house with newly lined swimming pool, tennis court, former stables and garage set in approximately 1.2 acres of garden and an additional 13 acres of land.

ASKING PRICE £1,375,000 FREEHOLD





Occupying an idyllic rural setting in the heart of the High Weald, Mabbs Hill Oast is an exceptional former oast house that has been sympathetically and comprehensively renovated to create a truly remarkable family home.

Approached via a private driveway, the property enjoys complete privacy, beautifully landscaped gardens and an outstanding range of leisure facilities, all set within approximately 1.2 acres of garden and an adjoining 13-acre wildlife field with spectacular views over the surrounding area. Extending to just under 3,000 sq. ft, the beautifully presented accommodation perfectly combines period charm with versatile contemporary living. The front entrance hall incorporates a practical utility room and cloak cupboard.

At the heart of the home is a superb open-plan kitchen and breakfast room fitted with quality carpentry and generous workspace. This flows effortlessly into the sitting room, with log burner, providing an ideal social space for family and friends. A spectacular vaulted garden room enjoys wonderful views across the gardens, flooding the room with natural light. This room is particularly striking with exceptional proportions creating another living space and a wonderful reception/entertaining area. The roundel has been beautifully converted into an impressive dining space. This opens into a long double room which the current owners have converted into a music room and a generous home office/studio area, demonstrating its remarkable versatility and abundance of space.

The bedroom accommodation is equally impressive. The principal suite occupies the upper floor of the property and comprises a spacious bedroom, dressing room and luxurious en suite bathroom. Three further double bedrooms are situated on the ground floor, one benefits with an en suite shower room. There is also a beautifully appointed family spa-bathroom.



Outside, the beautifully landscaped gardens provide an exceptional setting, with sweeping lawns, mature trees, ornamental planting and terraces surrounding a newly lined heated outdoor swimming pool and tennis court. Former stables, a detached double garage, extensive parking and a private driveway complete the grounds, which extend to approximately 14 acres, offering outstanding privacy and space.

Despite its peaceful rural setting, Mabbs Hill Oast is well placed for the villages of Stonegate, Wadhurst and Ticehurst, with more extensive shopping and leisure facilities in Tunbridge Wells. Stonegate and Wadhurst stations provide regular services to London Charing Cross and Cannon Street, whilst the A21 offers easy access to the M25, Gatwick Airport and the south coast.

The area is renowned for its excellent selection of schools, including Saint Ronan's, Marlborough House Vinehall, Bedes, Mayfield and Benenden, together with well-regarded local state schools and grammar schools in Tunbridge Wells. Bewl Water, Bedgebury Pinetum and the surrounding High Weald countryside provide exceptional opportunities for walking, cycling, sailing and other outdoor pursuits.





















FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Mabbs Hill Oast, Lymden Lane, Stonegate, Wadhurst, TN5 7EF

Approximate Area = 2991 sq ft / 277.8 sq m
Garage = 372 sq ft / 34.5 sq m
Total = 3363 sq ft / 312.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1539632





VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///bangle.driveways.notifying

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private **Heating:** Oil

BROADBAND & MOBILE COVERAGE:

Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band G **EPC:** E (41)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick & stone elevations & tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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