Biddenden Farm Oast

Station Road | Rotherfield | Crowborough | East Sussex | TN6 3HP

FINE & COUNTRY

STEP INSIDE

Biddenden Farm Oast

Biddenden Farm Oast is located in the heart of the beautiful High Weald National Landscape (formerly the High Weald Area of Outstanding Natural Beauty) surrounded by green fields and mature trees. It is situated only a short stroll from the centre of the historic village of Rotherfield.

The Grade 2 listed property has been sensitively renovated to a very high standard retaining many charming period features. Originally built to support the drying of hops for beer which, along with fruit orchards, was a busy industry in days gone by across the 'Garden of England'. There are photos showing the oast, still very much in use, in the early 1900s.

Biddenden Farm Oast is approached along a gravel driveway flanked by high hedging that leads behind the length of the property to the double garage and storage shed, where there is plenty of off-road parking and ample space to set up garden furniture should you wish. The front door opens directly into a superb reception hall with a plethora of ceiling beams, impressive vertical beams, and oak flooring that flows throughout much of the building. There are wall to wall bookcases and a stunning wall of full height and width windows allowing natural light to flood into the area. As you walk, without shoes, you will notice the warmth from the underfloor heating – a feature running through the entire property.

Leading from the reception hall are two doors. The first door, to your right, leads to the charming dining room with built in cupboards hugging the roundel, original open plan stairs to the first floor and access to the unique circular kitchen/ breakfast room. This includes attractive flat fronted units housing a hob and extractor, and a bank of full height units housing integrated combi microwave, 2 ovens, warming drawer, and fridge-freezer as well as space for additional appliances and storage. The circular theme is cleverly finished through a peninsular breakfast bar.

To the other side of the reception hall, you will find two delightful double sized bedrooms with vaulted, beamed ceilings which are served by a modern Jack and Jill shower room. There is also a cloakroom and a utility area, which leads through the back door to the gravelled driveway and garages. Both bedrooms have bespoke fitted wardrobes and room for standalone chests of drawers or desk.

On the first floor is the breath-taking double height vaulted ceiling sitting room that sits above the reception hall and dining room and is large enough to incorporate a study area. This dual aspect room features a modern log burner as a focal point and offers stunning views over the surrounding countryside. Further stairs lead you to the main bedroom with an ensuite above that which is accessed by a contemporary spiral staircase. This is all housed in the circular conical section of the oast, just below the rotating mechanism that allows the cowl to move with the wind. The bedroom includes further bespoke fitted wardrobes, and the ensuite bathroom exudes luxury with its impressive free-standing bath, ample storage facilities and circular vanity basin.

Outside is a double bay oak framed garage and adjacent storage shed. The garage having been constructed for the storage of vintage vehicles.

The easy-to-manage garden is primarily laid to lawn bordered by a block paved pathway and is surrounded by high hedging and ornamental trees providing privacy and security.

SELLER INSIGHT

"As a family, we moved into the main house next door in 1982. The oast house had not been converted and was used as an outbuilding to store hay and straw upstairs for our horses, and machinery below. As keen car enthusiasts, many a car was restored in the main space below (currently the entrance hall). Our horses were originally stabled in the piggeries attached to the left of the Oast (now the downstairs bedrooms, bathrooms, and utility) until new stabling was erected in a different location.

Our parents converted the Oast c.22 years ago; a project our parents relished and thoroughly enjoyed, and moved in after selling off the main house, stable yard, tennis court and some of the land – all of which remains neighbouring the Oast boundary. As a protected building, there were many challenges to overcome during the design and conversion process, but at the heart of the project lay a desire to create a warm, welcoming and airy contemporary space where comfort and ease of living were key.

The local beautiful Sussex countryside offers a variety of walks and pathways, perfect for ramblers and dog owners. There are beautiful woods close by and the Millenium Green is situated directly opposite. The beauty of the area, and the wildlife that it hosts, has brought a great deal of pleasure to our family, and all our pets, over the 40 + years we have called Rotherfield our home.

Rotherfield is a friendly village with much to offer, including historically beautiful buildings with the Church - Rotherfield St Deny's - dating back centuries sitting at its heart. Rotherfield is a thriving village, full of community spirit, social opportunities, and interests to pursue. The village includes two pubs - the excellent 'Kings Arms' pub that has been the CAMRA 'pub of the year' a number of times and The Catts Inn. There are also two cafes perfect for light bites, cakes and drinks, 'Rotherfield Stores' for everyday needs, a hairdresser, GP Surgery, garage and a recreation ground that is home to Rotherfield football club and Rotherfield bowls club. The village has an active social scene, and 'Rotherfield St Martins' supports the older community to stay independent, healthy and connected. There is also a primary school rated Good by Ofsted, located opposite the recreation ground and children's community playground. On the outskirts of the village are a large number of allotments all carefully tended. The village is also famous for its annual carnival night with a torchlight procession, bonfire and fireworks.

Only a short drive away is Crowborough. It provides useful amenities including supermarkets such as Waitrose and Tesco, a number of independent shops, and a selection of cafés and pubs.

For leisure, Crowborough offers recreation facilities such as Goldsmiths with its swimming pool, as well as golf, tennis and football clubs. Annual community events include a carnival, Guy Fawkes celebrations, summer and Christmas fairs. For music lovers, there is a strong tradition across the area for concerts of all genres, and a choral society. For the more adventurous, Bowles Outdoor Centre in Eridge offers a dry ski slope, with rock climbing also available nearby. Bewl Water provides sailing and water sports, while the 6,500 acres of Ashdown Forest are excellent for walking and riding. Rotherfield is surrounded by stunningly beautiful rolling hills and countryside perfect for those loving the outdoors.

Trains from Crowborough station provide services to London Bridge in just over an hour, whilst trains from nearby Tunbridge Wells reach London Bridge in as little as 44 minutes. Trains can also be accessed from Wadhurst. The A26 provides swift access to the A21 and M25, making travel connections excellent. Bus services to Tunbridge Wells and Crowborough, and beyond, are frequent.

The historic spa town of Royal Tunbridge Wells is also within easy driving distance, with its theatres, cinema complex, and a superb range of shops from well-known high street names to independent designer boutiques. The Pantiles, famous for its Georgian colonnades, offers a multitude of cafés and independent shops. There is a strong live music scene including its own Symphony Orchestra amongst the huge variety of styles and genres on offer for varying musical tastes hosted in multiple venues.

Education is well-catered for within the vicinity. There are a number of good primary and secondary schools in Crowborough and Tunbridge Wells with the local Beacon Academy rated Outstanding by Ofsted. Highly regarded independent schools such as Mayfield, Ardingly and Tonbridge and Prep schools such as Rose Hill and Skippers Hill are also within easy reach."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Travel

Rotherfield	0.3 miles
Crowborough	3.5 miles
Tunbridge Wells	7.4 miles
Eastbourne	23.6 miles
Dover Docks	58.6 miles
Channel Tunnel	46.5 miles
Gatwick Airport	25.1 miles
Charing Cross	48.5 miles

By Train from Crowborough:

London Bridge	1hr 7 mins
Cannon Street	1hr 24 mins
Charing Cross	1hr 27 mins
Tunbridge Wells to London Bridge	44 mins

Healthcare

Rotherfield Surgery	01892 852415
Saxonbury House Medical Group	01892 603131
Brook Health Centre	01892 652850
Crowborough War Memorial Hospital	01892 652284
Uckfield Hospital	01825 769999
Maidstone and Tunbridge Wells NHS Hospital	01892 823535
Nuffield Health Tunbridge Wells (Private)	01892 531111

Leisure Clubs & Facilities

Rotherfield Football Club	
Crowborough Beacon Golf Club	01892 661511
Crowborough Athletic Football Club	01892 661893
Crowborough Tennis and Squash Club	01892 652618
Crowborough Leisure Centre	01892 665488

Education

Primary Schools:

Rotherfield Primary School	01892 852574
Sir Henry Fermor C of E	01892 652405
Annan School (independent)	01825 841410
Skippers Hill Manor (prep)	01825 830234
Rose Hill Prep	01892 525591

Secondary Schools:

Beacon Academy	01892 603000
Uckfield College	01825 764844
Mayfield School (Independent)	01435 874600
Tunbridge Wells Grammar School for Boys	01892 529551
Tunbridge Wells Grammar School for Girls	01892 520902
Ardingly College (Independent)	01444 893000
Kent College (Independent)	01892 822006
The Skinners' School (Grammar school for boys)	01892 520732
Tonbridge School (Independent)	01732 365555

Entertainment

Catts Inn	01892 852577
Kings Arms	01892 853441
Wheatsheaf	01892 663756
Crow and Gate	01892 603461
Pusanon	01892 669415
Jade's Palace	01892 655075
Pine Groves Pictures	01892 653823

Local Attractions & Landmarks

Ashdown Forest
Goldsmith Recreation Ground
Bluebell Railway
Lewes Castle
Glyndebourne
Glyndebourne Opera House
Eastbourne, Brighton, Battle and Lewes are all within easy reach.

GROUND FLOOR

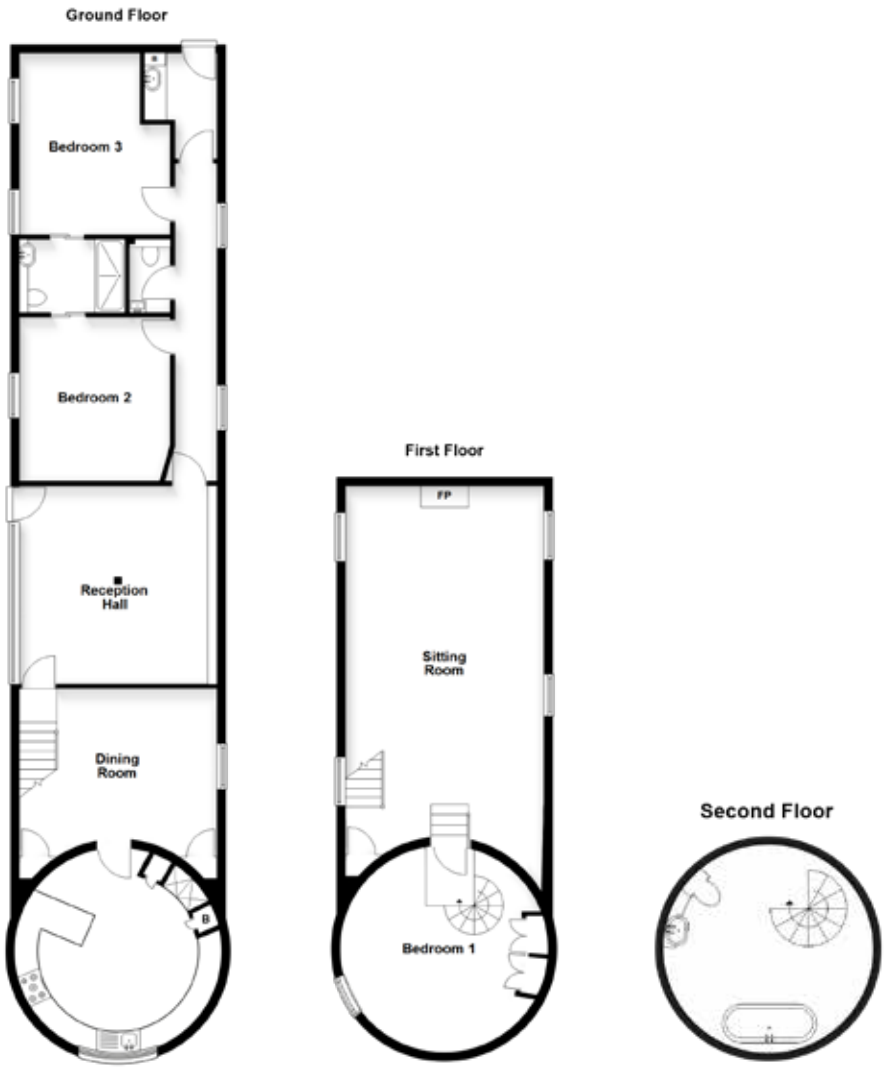
Reception Hall	15'0 x 14'8 (4.58m x 4.47m)
Dining Room	14'6 x 13'5 (4.42m x 4.09m) narrowing to 11'9 x 11'11 (3.58m x 3.63m)
Kitchen	14'8 x 0'0 (4.47m x 0.00m)
Hallway	
Bedroom 2	14'0 x 11'4 (4.27m x 3.46m)
Jack and Jill Bathroom	8'1 x 5'6 (2.47m x 1.68m)
Bedroom 3	12'5 x 11'5 (3.79m x 3.48m)
Utility Room	7'10 (2.39m) narrowing to 5'0 (1.53m) x 5'7 (1.70m)

FIRST FLOOR

Sitting Room	28'10 x 14'6 (8.79m x 4.42m)
Bedroom 1	14'9 x 0'0 (4.50m x 0.00m)
Bathroom	9'6 x 0'0 (2.90m x 0.00m)

OUTSIDE

Double Garage	20'1 x 17'7 (6.13m x 5.36m)
Rear Garden	
Driveway	



The Property Ombudsman

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. C Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed xx.xx.2026

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