



Bexhurst Oast,  
Merriments Lane,  
Hurst Green,  
East Sussex,  
TN19 7RA



# Merriments Lane

Situated in a semi-rural location and enjoying gardens and grounds that extend to approximately 3.69 acres is this attractive detached four bedroom oast conversion with a large double garage and separate double carbarn with off-road parking, delightful formal gardens and two paddocks.

## Features

ATTRACTIVE OAST HOUSE

3.69 ACRES (EST)

4 BEDROOMS

DOUBLE GARAGE AND CARPORT

DELIGHTFUL FORMAL GARDENS

2 PADDOCKS



## Description

Viewing is essential to appreciate the location of this attractive detached oast house that is set back off a private road amidst a cluster of just three other properties. Secure but not isolated, the property sits in mature gardens that offer a good deal of privacy with the paddocks all amounting to approximately 3.69 acres with secure gated access. The property takes full advantage of its lovely rural setting with attractive views beyond the gardens.

At the heart of the property is a large kitchen/breakfast room that opens into a roundel sitting room with wood burning stove. The garden room enjoys views of the gardens and there is calor gas central heating through the property. The first floor provides up to four bedrooms and an electric loft ladder leads to useful attic room/occasional bedroom. The property enjoys delightful gardens that provide privacy with ample parking, double garage and separate double carport.

## Directions

From Battle proceed along the A21 north through Hurst Green turning right onto the A229. Proceed for a short distance where the entrance to Bexhurst Oast will be seen on the right hand side.  
What3Words:///betrayal.deprives.multiples



#### **RECEPTION HALL**

9' 6" x 9' 0" (2.90m x 2.74m) With window to front, tiled floor.

#### **UTILITY ROOM**

9' 9" x 7' 4" (2.97m x 2.24m) With door to outside, tiled floor, space and plumbing for appliances, hard wood work surface, cupboards with glazed display cabinets.

#### **WC**

3' 7" x 3' 5" (1.09m x 1.04m) Window to side, tiled floor, fitted with a concealed cistern wc and corner wash hand basin with wall mounted heated towel rail.

#### **KITCHEN/BREAKFAST ROOM**

20' 2" x 15' 6" (6.15m x 4.72m) max with double doors opening onto patio and garden with recessed lighting, tiled flooring and fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers with spaces and plumbing for a built in fridge and an oven range with an integrated dishwasher, large area of composite work surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan above the cooker space, larder cupboard housing the gas fired boiler, staircase rising to the first floor landing with under stairs storage cupboard.

#### **ROUNDEL SITTING ROOM**

15' 7" x 15' 6" (4.75m x 4.72m) With recessed lighting, wood burning stove,

#### **CONSERVATORY**

10' 3" x 9' 3" (3.12m x 2.82m) Of timber double glazed construction with double doors to patio and garden.

#### **FIRST FLOOR LANDING**

Remote controlled electrically operated loft ladder with access to loft space.

#### **ROUNDEL MASTER BEDROOM**

15' 8" (4.78m) diameter with windows taking in views of the garden.

#### **EN-SUITE**

7' 8" x 4' 0" (2.34m x 1.22m) Tiled floor and walls and fitted with a shower enclosure with cupboards to side, wash hand basin with mirror above and concealed cistern wc, under floor heating.





#### **BATHROOM**

6' 9" x 5' 6" (2.06m x 1.68m) With windows taking in views of the garden, tiled walls and floor, P-shaped bath with shower and shower screen, heated towel rail, vanity sink unit with mirror above, under floor heating.

#### **BEDROOM**

7' 6" x 8' 5" (2.29m x 2.57m) With window to side, connecting door through to

#### **BEDROOM**

16' 0" x 9' 4" (4.88m x 2.84m) Also accessed via a separate ladder from the reception hall.

#### **BEDROOM**

12' 6" x 7' 9" (3.81m x 2.36m) With window to side, cupboard with hanging and shelving.

#### **ROUNDEL LOFT SPACE**

12' 4" (3.76) Diameter, with velux window, cupboard, access to loft and water tank.

#### **DOUBLE CAR BARN**

15' 4" x 8' 0" (4.67m x 2.44m) Comprising of one open and one closed bay with double hinge doors.



#### **GARAGE**

24' 0" x 17' 2" (7.32m x 5.23m) With two hinged doors, power and light, storage platform above.

#### **OUTSIDE**

The property is approached via a gravelled driveway to an area of parking with access to the garage and carbarn. There is a large area of Indian sandstone patio across the rear of the property with steps that lead up onto the garden. The formal garden is laid to lawn with planted borders. Predominantly hedge enclosed offering a good deal of privacy. Beyond the garage is a timber shed and greenhouse with a small orchard of that adjoins the fields. The fields front the road with vehicular access from the lane and the orchard.

#### **NOTES**

The property has Calor gas and a recently replaced private drainage system. The driveway is owned and maintained between four properties.

#### **COUNCIL TAX**

Rother District Council

Band E £3,138.36



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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