

Reedlands Oast
Ashburnham, East Sussex



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& Parker

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A captivating detached period oast house offering a wealth of rustic character and extensive outbuildings, set within sprawling grounds and beautiful rolling Sussex countryside.

Reedlands Oast is a striking period property, showcasing classic Sussex architecture with its distinctive roundel, traditional brick elevations, and weatherboarded upper level. Internally, the home retains an abundance of rustic charm, featuring heavy exposed oak beams, diamond leaded light windows, and charming latch doors, all thoughtfully blended with highly distinctive living spaces.

The welcoming reception hall leads into a remarkably characterful ground floor. At its heart is the expansive sitting room, anchored by a magnificent inglenook fireplace with an impressive brick hearth and iron canopy, alongside full-height windows framing views of the garden. To the opposite side, the kitchen offers a quintessential farmhouse feel, with rich terracotta floor tiles, bespoke wooden cabinetry, and integrated appliances. Uniquely situated within the oast roundel, the formal dining room creates a spectacular circular setting for entertaining. A dual aspect drawing room, shower room, and practical utility room complete the ground-floor accommodation.

Upstairs, the principal bedroom is a generously proportioned space with ample built-in storage. Two further spacious double bedrooms are set within the roundel across the first and second floors, offering distinctive curved walls and wonderful elevated views over the surrounding landscape. The family bathroom provides modern fixtures, including a large bathtub.

Outside, a sweeping gravel driveway provides extensive parking and leads to a range of timber-clad outbuildings, including a large barn, stables, a workshop, and an animal pen. The surrounding grounds are a haven for wildlife and outdoor enthusiasts, encompassing manicured lawns, a natural pond, a wooden pergola, mature woodland, and expansive paddocks, offering excellent potential for equestrian or rural living.



Location

Reedlands Oast enjoys a peaceful rural setting in the hamlet of Ponto Green, surrounded by the rolling East Sussex countryside, yet within easy reach of the historic town of Battle. Battle offers independent shops, cafés, restaurants and everyday amenities, together with the famous ruins of Battle Abbey and a mainline station providing services to London Charing Cross. The larger coastal town of Hastings provides extensive shopping, leisure and cultural facilities, while Tunbridge Wells, Rye and Eastbourne are all accessible by road.

There is a good choice of schooling in the area, in both the private and state sectors, including Battle Abbey, Claverham Community College at Battle, Marlborough House Vinehall at Robertsbridge, Claremont at St Leonards and Bodiam, Bede's at Upper Dicker, St Andrew's at Eastbourne, Eastbourne College, Mayfield School (girls), Dulwich Preparatory at Cranbrook, St Ronan's at Hawkhurst and Benenden School. School buses for independent schools Eastbourne College, Vinehall and Bede's run from nearby Catsfield, Dallington and Battle.

Rail services from Battle, Robertsbridge and Etchingham connect directly to London, while the A21 offers convenient road links to Tunbridge Wells, the M25 and the wider motorway network. The surrounding High Weald National Landscape provides exceptional opportunities for walking, cycling and riding, with country lanes, woodlands and footpaths to explore.

The members club Crafted at Powdermills offers a range of fitness and well being facilities. Within easy reach of The South Downs Way, the beaches of Seven Sisters and Birling Gap, Great Dixter, Charleston and Glyndebourne.

Postcode region: TN33

General

Local Authority: Rother District Council
Services: Mains water and electricity, oil fired boiler.
Private drainage which we believe may not be compliant.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,594 sq ft (241 sq m)

3 reception rooms

4 bedrooms

2 bathrooms

Ground floor annexe potential

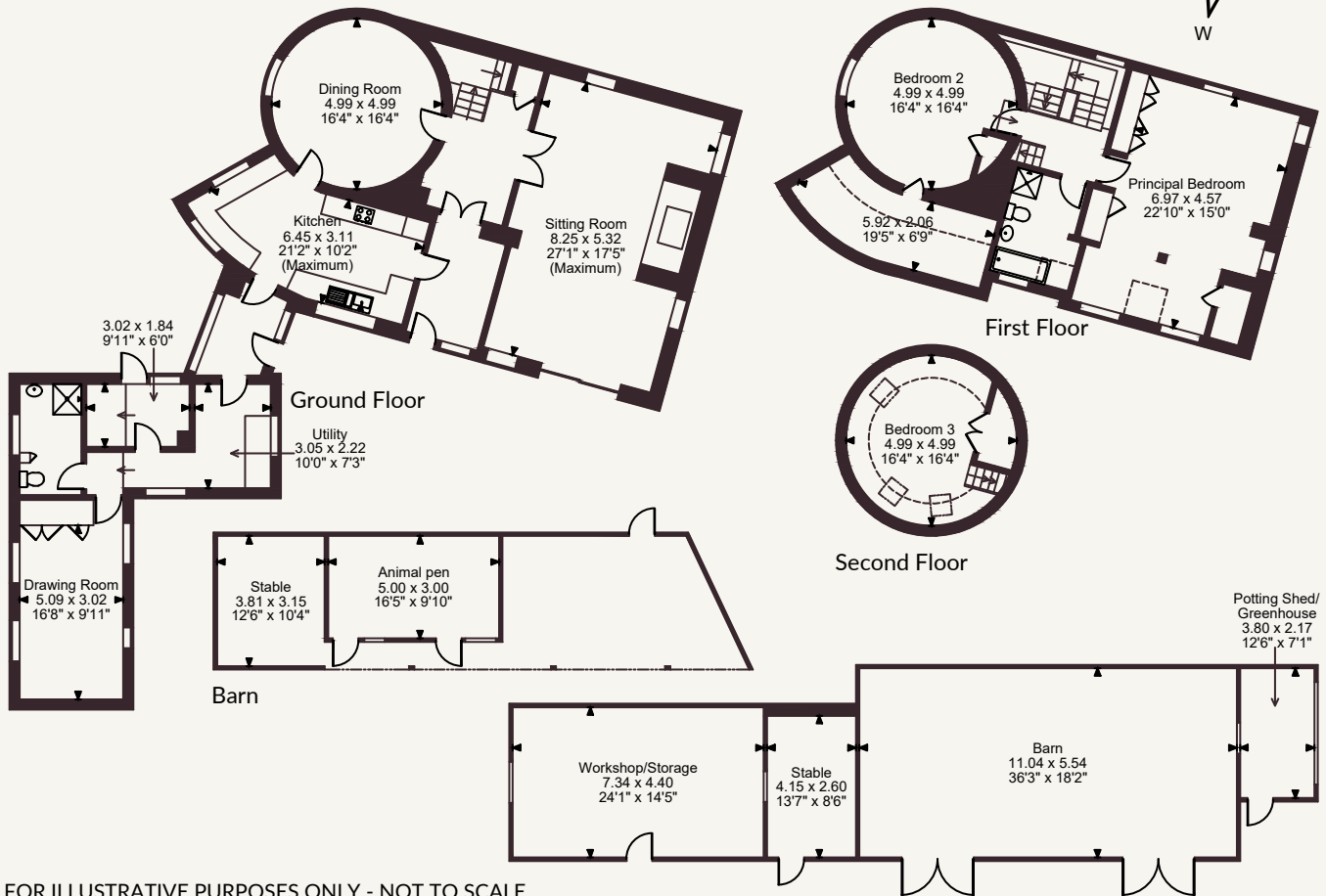
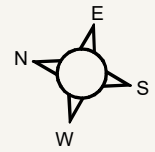
Outbuildings, garaging and stables

7.49 acres

Freehold | Country views

Guide price £1,250,000

Reedlands Oast, Pons Green, Battle
 Main House internal area 2,594 sq ft (241 sq m)
 Outbuildings internal area 1,824 sq ft (169 sq m)
 Total internal area 4,418 sq ft (410 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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