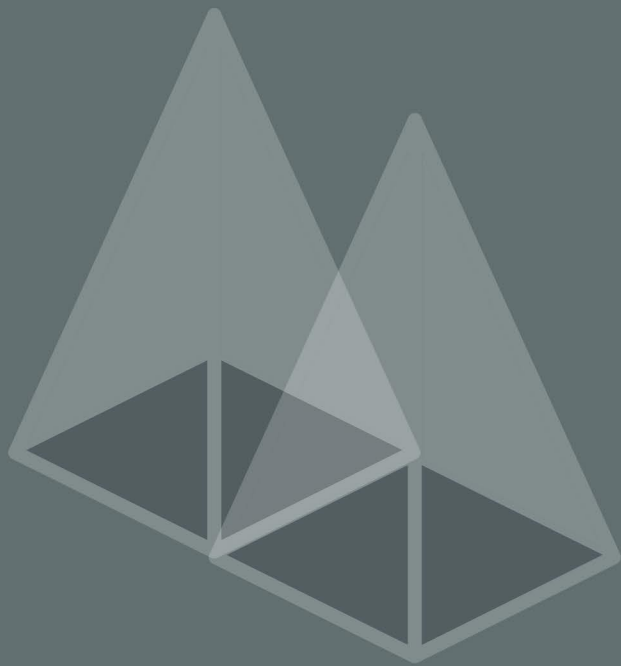




The Oast

MOSES FARM

Welcome Home

WELCOME TO THE OAST AT MOSES FARM – A FORMER FARM THAT WAS PAINSTAKINGLY CONVERTED INTO LUXURIOUS MEWS HOMES IN 2005/6 OFFERING AN EXCLUSIVE SELECTION OF UNIQUE HOMES IN AN SMALL AND PRIVATE SECURE COURTYARD SETTING.

THE OAST ITSELF IS GRADE II LISTED AND A STUNNING EXAMPLE OF A TWIN KILN OAST HOUSE THAT IS BELIEVED TO DATE FROM THE 1800S. IT IS NOW A TRULY EXCEPTIONAL AND TOTALLY INDIVIDUAL HOME THAT IS BRIMMING WITH CHARACTER, CHARM AND A QUALITY OF FINISH THAT IS RARELY SEEN. THE BEAUTIFUL EXPOSED SANDSTONE WALLS, BEAMS, BRICKWORK AND HANDCRAFTED OAK LATCH DOORS JUXTAPOSE AGAINST THE MODER HIGH SPEC FINISHES TO STRIKING EFFECT.





Character and Contemporary

THE ACCOMMODATION IS WELL PLANNED AND ARRANGED, PERFECT FOR ENTERTAINING FRIENDS AND FAMILY WITH THREE SEPARATE RECEPTION ROOMS.

THE SPECTACULAR SITTING ROOM IS A TRULY 'WOW-FACTOR' SPACE, EXTENDING TO OVER 22FT WITH A TRIPLE ASPECT, MAGNIFICENT VAULTED CEILING, EXPOSED BEAMS AND A WOOD BURNING STOVE THAT IS PERFECT FOR A COSY WINTER'S EVENING. BESPOKE CABINETRY PROVIDES GREAT STORAGE FOR BOOKS AND VINYL WHILST FRENCH DOORS SEAMLESSLY CONNECT THIS INSIDE SPACE WITH AND THE GARDEN - GREAT IN THE SUMMER MONTHS.

JUST OFF THE SITTING ROOM YOU HAVE THE SEPARATE SNUG WHICH IS CURRENTLY USED A BAR, AGAIN WITH DOORS ON TO THE GARDEN.

THE THIRD RECEPTION ROOM IS A COSIER SITTING ROOM AND WOULD BE PERFECT TO SIT AND READ OR WATCH TELEVISION AND DOORS OPEN OUT TO A PAVED TERRACE AT THE FRONT.

THIS ROOM COULD EASILY BE USED AS A PLAY ROOM OR GENEROUS STUDY. UNDERFLOOR HEATING FLOWS THROUGHOUT THE GROUND FLOOR AND THERE IS AN AIR RECOVERY SYSTEM THROUGHOUT.



Let's Eat

FOR THOSE WHO LOVE TO COOK AND HOST DINNER PARTIES, THE FABULOUS KITCHEN IS SURE TO IMPRESS, EXTENDING TO OVER 30FT WITH A TRIPLE ASPECT AND A HUGE CENTRAL ISLAND FOR EVERYONE TO GATHER.

THERE IS AN EXTENSIVE RANGE OF OAK FRONTED CABINETRY SITTING UNDER OPULENT GRANITE COUNTERS. THE RANGE COOKER (ELECTRIC) IS A FEATURE IN ITSELF AND THERE ARE A RANGE OF FURTHER INTEGRATED APPLIANCES INCLUDING A TWO RING GAS HOB.

THE SEPARATE UTILITY HIDES AWAY THE NOSIER APPLIANCES.



Sleep and Soak

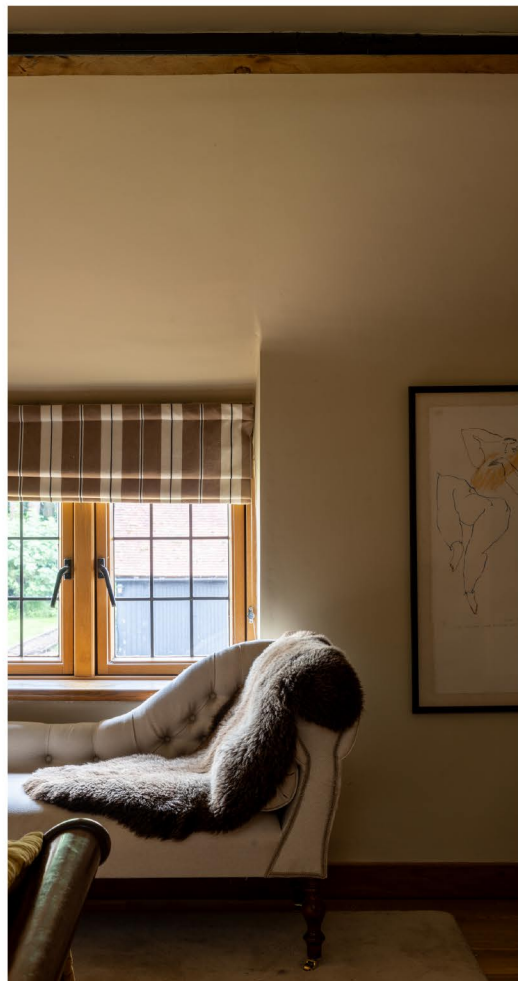
HEADING UPSTAIRS YOU HAVE FOUR GENEROUS BEDROOMS AND TWO BATH/SHOWER ROOMS.

THE MASTER BEDROOM IS GORGEOUS, WITH OAK FLOORS, EXPOSED BEAMS AND A VAULTED CEILING.

IT IS SERVED BY A LUXURIOUSLY ENSUITE SHOWER ROOM THAT WAS REFITTED IN 2023.

TWO OF THE REMAINING THREE BEDROOMS ACTUALLY SIT IN THE 'OAST TOWERS' MEANING THEY ENJOY THE MOST IMPRESSIVE VAULTED CEILINGS. THE FOURTH BEDROOM IS CURRENTLY USED AS A STUDY, BUT STILL A DOUBLE BEDROOM AND HAS STEPS THAT LEAD DOWN TO THE GARDEN.

THESE THREE BEDROOMS ARE SERVED BY THE BEAUTIFULLY REFITTED BATHROOM







Step Outside

TO THE REAR IS BEAUTIFUL WALLED GARDEN – A REAL ‘OUTSIDE OASIS’ THAT IS LAID MAINLY TO LEVEL LAWN WITH A PLETHORA OF PRETTY FLOWERS, PLANTS, TREES AND SHRUBS. THE DECKED TERRACE WITH OVERHEAD PERGOLA IS THE PERFECT SPOT TO SIT AND UNWIND WITH A GLASS OF SOMETHING CHILLED.

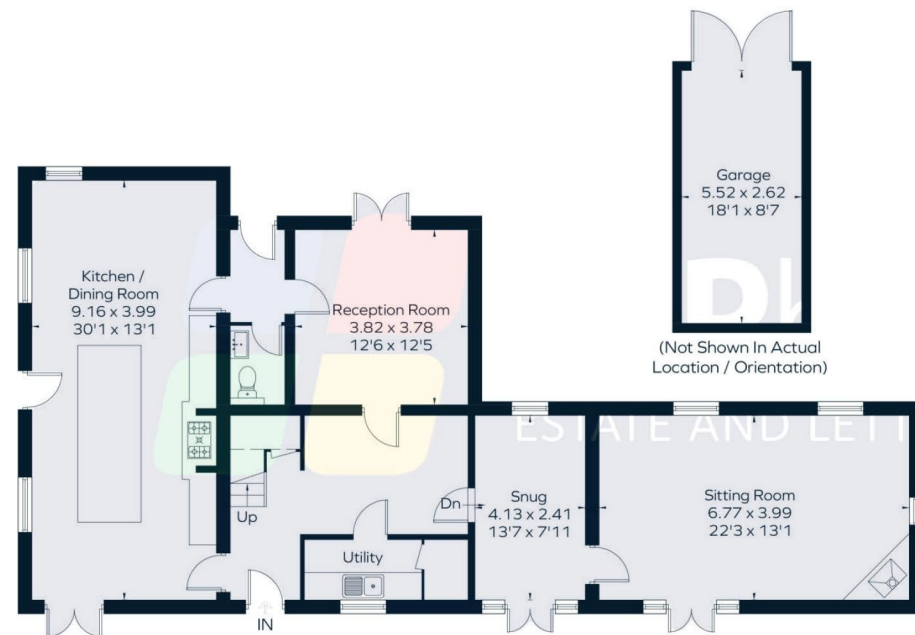
TO THE FRONT YOU HAVE PARKING FOR THREE CARS AND AN OAK FRAMED GARAGE (MIDDLE GARAGE). RESIDENTS OF MOSES FARM ALSO JOINTLY OWN A WOODED COPSE.

THE PRETTY FRONT GARDEN OVERLOOKS THE COURTYARD AND MOSES FARM SITS BEHIND A SECURE GATED ENTRANCE ADDING TO THE EXCLUSIVITY AND PRESTIGE.

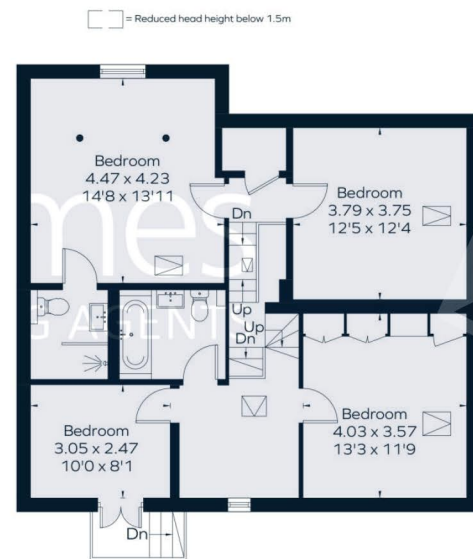




Approximate Area = 202.2 sq m / 2176 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 216.7 sq m / 2332 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



Ground Floor



First Floor

The Finer Details

TENURE: FREEHOLD

TITLE NUMBER: ESX285046

LOCAL AUTHORITY: WEALDEN DISTRICT COUNCIL

LISTED: YES - GRADE II

COUNCIL TAX BAND: G

SERVICES: MAINS WATER & ELECTRIC, PRIVATE DRAINAGE - SHARED WITH NEIGHBOURS

AVAILABLE BROADBAND SPEED: ULTRAFast (UP TO 1000 MBPS DOWNLOAD)

MOSES FARM ESTATE CHARGE: £70 PCM

WE BELIEVE THIS INFORMATION TO BE CORRECT BUT CANNOT GUARANTEE ITS ACCURACY AND RECOMMEND ANY INTENDING PURCHASER CHECKS DETAILS PERSONALLY.





THE OAST
MOSES FARM
PILTDOWN
EAST SUSSEX
TN22 3XN



speeding.lawyer.chained

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