



CROWHURST

SURREY

Guide Price £2,300,000 Freehold

JACKSON-STOPS 

**THE OAST HOUSE & OAST HOUSE COTTAGE
PIKES LANE, CROWHURST, SURREY, RH7 6LX**

**NO ONWARD CHAIN - A RARE CONVERTED PERIOD OAST HOUSE
IN SURREY. FULL OF CHARACTER, WITH AN ADDITIONAL THREE-
ROOM MODERN STUDIO ACCOMMODATION PLUS FURTHER
DETACHED TWO BEDROOM COTTAGE WITHIN APPROXIMATELY
2.85 ACRES OF LANDSCAPED GARDENS AND Paddock**



DESCRIPTION

A truly stunning period unlisted family home offering exceptional character and charm, set in the rural commuter belt. The property showcases a wealth of original features, including exposed oak beams, panelled walls, impressive fireplaces and bespoke oak joinery throughout. Complementing the main residence is a separate two-bedroom cottage and detached studio, totaling 6 bedrooms & 4 bathrooms, all set within beautifully landscaped gardens and paddock extending to approximately 2.85 acres.

Enjoying a peaceful rural setting, the property is ideally located approximately 5 miles from Oxted, 6.8 from East Grinstead, 13 miles from Gatwick Airport and around 26 miles from Central London.

Main House

The beautifully presented accommodation combines period character with practical family living and includes:
Extensive exposed oak beams, internal oak doors and bespoke fitted oak furniture.
Oil-fired central heating with many ornate radiators.
Welcoming entrance hall with exposed brick walls and downstairs cloakroom.
Elegant drawing room with partial wood panelling and a Minster stone fireplace.
Dual-aspect dining room with doors opening onto the rose garden.
Characterful snug set within one of the original roundels, complete with a wood-burning stove.
Superb open-plan kitchen, breakfast and sitting room featuring a four-oven Aga with electric Aga companion, granite worktops, handcrafted oak cabinetry, Butler sink, integrated appliances, flagstone flooring with underfloor heating and a secondary staircase.
Separate utility room.

First Floor

The principal bedroom enjoys two sets of doors opening onto Juliette balconies plus another balcony large enough for a patio set, a dressing area and a well-appointed en suite shower room with access to the secondary staircase. Bedroom Two benefits



from a corner shower and staircase to a mezzanine level, while Bedroom Three occupies a charming roundel with an electric fire set into a cast-iron fireplace and access to a loft room. All bedroom's benefit from air conditioning, and a family bathroom is fitted with a traditional white suite including a Chadder high-level WC.

Gardens & Grounds

The property is approached over a chip-and-stone driveway providing access the main house.

The beautifully landscaped grounds are a particular highlight, combining formal gardens with mature planting, attractive water features, woodland and a picturesque duck pond. A detached studio provides flexible ancillary accommodation, currently arranged as a study/office, sitting area/gym, shower room and first-floor bedroom.

The separate Oast House Cottage comprises two bedrooms, a shower room and an open-plan sitting room and kitchen, making it ideal for guests, extended family or further ancillary accommodation.

In all, the property extends to approximately 2.85 acres, offering an exceptional combination of period charm, versatile accommodation and idyllic countryside living.



SITUATION

The property is situated down a country lane in greenbelt open countryside just over 2 miles from Lingfield village where there are a useful range of shops, stores and small supermarkets as well as many other amenities including the primary school and Lingfield Racecourse. Oxted is approximately 5 miles away with a wider variety of shop's, restaurants, cafes schools and leisure facilities. Direct trains to Central London via London Bridge and Victoria in about 35 minutes and direct Thameslink services to Farringdon and London St Pancras International. Offering a range of both state and private schools including St Peter's C of E Infant School (Tandridge), Lingfield Primary, Hazelwood Prep, Lingfield College, Woldingham Girls, Sevenoaks and Caterham - with local pupils also travelling to Whitgift, Worth, Hurstpierpoint and Ardingly.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375

DIRECTIONS

Postcode: RH7 6LX
What3words: colleague.vocab.lazy





PROPERTY INFORMATION

- Services: Our clients have informed us that the property has mains water, electricity and private drainage as well as central heating with oil for the main house and LPG for the cottage.
- Local Authority: Tandridge District Council
- Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

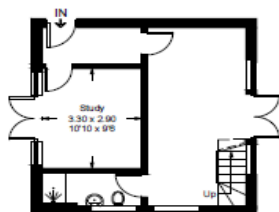
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



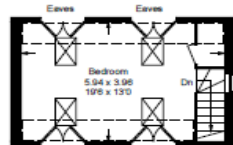
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0"

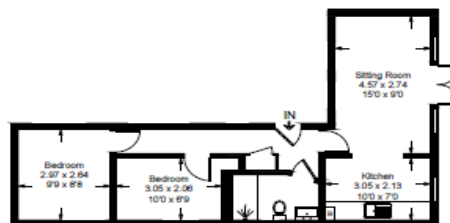
Approximate Gross Internal Area = 335.2 sq m / 3608 sq ft
(Including Mezzanine)
Studio = 58.2 sq m / 626 sq ft
Cottage = 45.9 sq m / 494 sq ft
Garage = 38.2 sq m / 411 sq ft
Total = 477.5 sq m / 5139 sq ft
(Excluding Carport)



Studio Ground Floor
(Not Shown In Actual Location / Orientation)



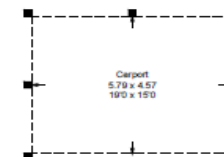
Studio First Floor



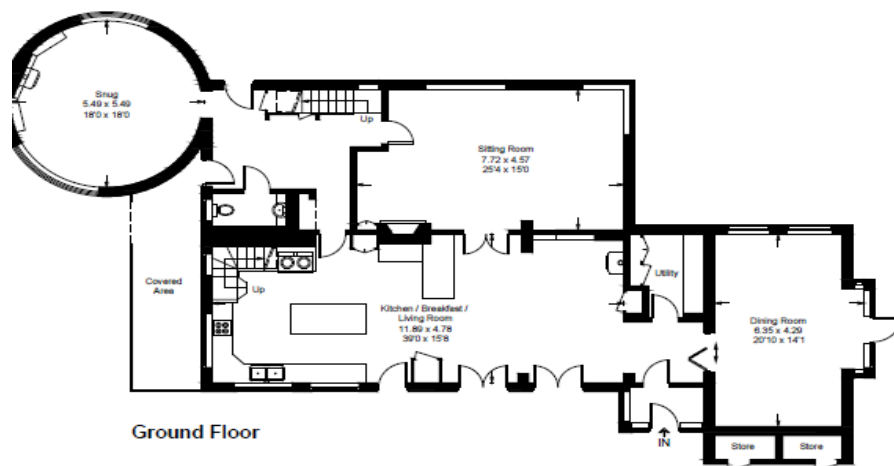
Cottage Ground Floor
(Not Shown In Actual Location / Orientation)



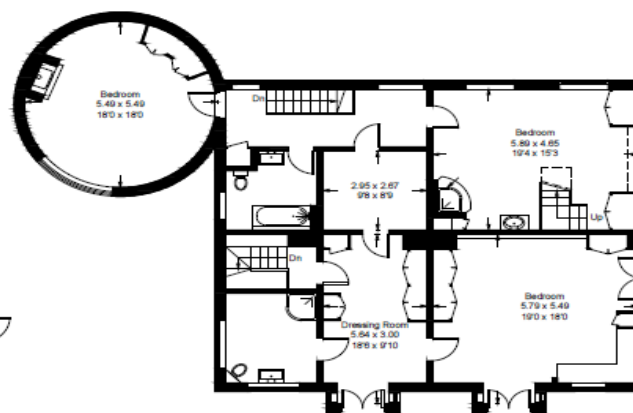
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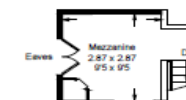
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Ground Floor



First Floor



Above First Floor Bedroom

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1314262)

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