

Warbleton Oast House

Region: Sussex Sleeps: 11

Overview

Equipped with table tennis, table football and darts as well as a huge garden with a trampoline and play area, Warbleton Oast House is a fabulous home for all the family!

The huge kitchen is the fantastic heart of the home, with beautiful colourful tiles contrasting with the sophisticated monochrome design, with a fabulous island which doubles as a breakfast bar. Adjoining this is the wonderful formal dining room with space for ten. Relax in the vast living room, with a vaulted, beamed ceiling and a fabulous original brick fireplace with a modern log-burner. Two sofas face one another, with a third facing the fireplace, ensuring there's space for everyone to gather together and spend some quality time with one another. Large stable doors with glass panelling invite the warm glow of sunlight into every inch of the large room. There is an additional snug for getting cosy in front of the TV for a relaxing evening. But if it's not relaxation you're after, fear not – there's table tennis, table football and darts for the ultimate fun and games!

There are five bedrooms in total, with four in the main house, including the master-suite, a double, a twin and a family room, and the final double room is found in the adjoining barn. The master-suite can be found on the first floor, enjoying the same delightful traditional style with wooden beams set against the pearly white walls, and Velux windows that allow the light to flood through the room. The en-suite bathroom has a bathtub and the same elegant design, inviting you to relax and soak in peace. The room in the barn has a fabulous en-suite bathroom, as does the second double in the main house, while the family and twin rooms share a family bathroom. All four bathrooms are warm and modern, with a range of double-size showers and large bathtubs.

And finally, step outside to your enchanting garden, where the kids can frolic on the large lawn, complete with a trampoline and play area! There's a covered seating area and table here so you can keep an eye on the youngsters if needs be. There's plenty of private parking on the gravel driveway so don't hesitate to bring the car – you'll appreciate it in this fabulous rural location!



Facilities

Quirky • Great Value • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Walk to Village • Walk to Restaurant • <1hr to Airport • Working Fireplace • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Sitting room with wood burning stove
- TV Room/ Snug
- Dining room with seating for 10
- Fully-equipped kitchen

First Floor

- Bedroom with king-size bed and en-suite bathroom
- Bedroom with double bed
- Bedroom with small double bed, additional single bed and en-suite bathroom
- Bedroom with twin single beds
- Family bathroom

Separate Barn

- Bedroom with double bed and en-suite shower room

Exterior Grounds

- Dining facilities
- Children's swing set
- Trampoline
- Large lawned area
- Pond

Additional Facilities

- Wi-Fi
- TV
- PS3
- Washing machine
- Travel cot & highchair available on request
- Private parking



Location & Local Information

A maze of rolling countryside, abbeys and battlefields, medieval villages, bustling market towns and gorgeous coastline, East Sussex is also the most forested county in England! Diverse, inspirational landscapes and breath-taking views from the endless tranquil and unspoilt settings make this an incredibly enticing county right on the south coast of England. And that's not to mention its 90 miles of stunning beaches and vibrant towns and cities!

Less than 40 minutes away, in the fabulous, family-focused town of Eastbourne, one of England's most genteel seaside resorts you'll find serene boating lakes, Victorian gardens and a three-tier promenade! This is also the location of the famous sights of the dramatic Seven Sisters chalk cliffs and Beachy Head, the UK's highest chalk cliff at 531ft (160m) above sea level, offering stunning views over the English Channel.

Hidden villages and towns blitzed by bloody Norman battles, cool seaside resorts and flourishing vineyards, traditional country pubs and thriving market towns, ancient woodland and lowland heaths are all tucked among a maze of criss-crossing paths and lanes and country roads. Views of rolling farmland and historic estates in all directions add a sense of the timeless elegance of Sussex and its rich variety of wildlife and habitats among a beautifully varied geography. Idle your way through the cobbled medieval streets of Rye, the flat marshes of Pevensey, the high Ground of Ashdown Forest, beautiful lowlands and river landscapes of the Lower Weald and the maze of avenues through Friston and Ashdown Forests.

With 1,750 hours of sunshine per year, 'Sussex by the Sea' offers some of the sunniest and cleanest beaches in the UK, including the traditional English seaside town of Brighton, whose beach is renowned for its packed seafront. And then there's Eastbourne, Bexhill-on-Sea, Hastings and St Leonard's, to name but a few. Take a trip to Hastings old town, the shipwreck heritage centre and flamingo adventure park for the perfect day out!

There are endless fabulous homes and gardens to visit, including Great Dixter House and Garden, Michelham Priory and Sheffield Park Garden with an array of stunning colours, exotic flora, magnificent gardens, elegant lakes and even a sculpture trail! At the priory you'll even find a medieval cloister garden and the longest medieval moat in England!

For an active day in the sunshine, stretch your legs on the South Downs Way, which traverses from Eastbourne to Winchester along England's newest national park, the South Downs National Park, with 1,600km² of breath-taking views and hidden gems. Indeed, if you're a keen walker or cyclist, there's 3500km of walking paths, bridleways and scenic roads, including the well-



establish routes of the Cuckoo Trail, and the incredible Forest Way.

If traveling from far away, just outside East Sussex, Gatwick Airport services the whole world, while Brighton City Airport (often called Shoreham Airport) provides flights to many UK airports.

Local Amenities

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|---------------------|-----------------------------------------|
| Nearest Airport | Gatwick Airport (55km) |
| Nearest Town/City | Heathfield (6.5km) |
| Nearest Village | Vines Cross (1.9km) |
| Nearest Supermarket | Sainsburys (6.9km) |
| Nearest Restaurant | The Black Duck (500m) |
| Nearest Beach | Pevensey Bay (18.9km) |
| Nearest Golf | Wellshurst Golf Club (8.5km) |

What Oliver loves...

- This fabulous traditional oast house has several large living areas, including a snug, games room and the main living room, so everyone can find their perfect spot for socialising, relaxing and having fun!
- The fabulous bedroom in the barn has direct garden access, ideal for those who like to get up and go!

What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- There is a family room complete with a double bed and a single bed
- One of the bedrooms has direct garden access
- Due to this idyllic remote location, we recommend car access throughout your stay

Terms & Conditions

- Security deposit: £500 to be paid prior to arrival and to be refunded in full subject to a damage inspection on departure

- Arrival time: 4pm

- Departure time: 10am

- Energy costs included?: Yes, included in the rental price

- Linen & towels included?: Yes, included in the rental price

- End of stay cleaning included?: Yes, included in the rental price

- Internet access?: Yes, Wi-Fi is included in the rental price

- Changeover day: Friday

- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased across peak dates

- Pets welcome?: A maximum of 1 well-behaved dog is allowed on a request basis for an additional charge of £30 per dog, per stay. Breed must be stated at time of booking.

- Smoking Allowed?: No smoking

- Other Ts and Cs: A travel cot & highchair can be provided on a request basis. Please bring your own cot linen.

** Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*