

Barnes Street Oast, Three Elm Lane, Tonbridge





Barnes Street Oast, Three Elm Lane, Golden Green, Tonbridge

An attractive countryside Oast House with generous living and entertaining space, large south facing garden and swimming pool.



Tenure: Available freehold

Local authority: Tonbridge & Malling Borough Council

Council tax band: G





The Property

Set in the Kent countryside, this attractive and characterful detached family home was originally built in around 1840 as a barn with two oast roundels and converted into residential use in 1975 in a brick/weatherboard design. The house has retained its original features, ambience and excellent volumes and ceiling heights. It benefits from double glazing throughout and a new roof in 2014.

The property enjoys countryside views to both north and south. A large parking area and turning circle sit at the front of the house whilst a side access leads through to additional parking and a double garage.

Entering into the house a long wooden floored hallway links the living spaces evoking much of the atmosphere and style of the original building. The hall leads to a real feature of the house, an impressive and spacious living room with a centrepiece stone surround inglenook fireplace. French doors lead out onto the south facing garden and patio. Leading off the living room, at the easterly end of the house, sit two roundels, one with french doors out onto the south facing gardens and one with views over the neighbouring fields. These are currently in use as a pair of offices but one has previously seen use as a playroom, snug and television room.

Leading off from the hall is a generously sized dining room, perfect for more formal occasions. Next to the dining room we find a large open plan kitchen/dining/living space with tiled flooring. The kitchen was extended in 2013 to add a David Salisbury Garden Room/Orangery (with under floor heating for the winter and UV glazing for the summer) with panoramic views of the rear south facing garden. Bifold doors open to the patio for indoor/outdoor entertaining.

Completing the ensemble on the ground floor is a large utility room with side access, internal window through to the garden room and additional storage. At the westerly end of the house we also find a well-designed kitchen larder and guest WC with coat storage.





The staircase leads up to a light and bright first floor landing emphasising the excellent volumes the property provides. At the westerly end of the house sits the principal suite consisting of a large dual aspect (south and west facing) bedroom with views over the garden, together with an en-suite bathroom (with separate shower) with countryside views to the north and additional storage space. Next to the principal suite sits a large second bedroom (currently in use as a family room), also with south facing garden/ countryside views. A family bathroom, with access to the large loft, sits alongside a further double bedroom and a dressing room (which could also be a smaller bedroom/nursery). The two roundels provide a further pair of excellent double bedrooms (one with south facing garden views and the other with northerly countryside views) which share a shower room with privacy glass.







Outside

Outside the property is focused on its south facing aspect, with a large walled garden set mostly to lawn providing ample space for activities and outdoor entertaining. The smooth transition from the kitchen/dining area to outside (with architect designed pergola and BBQ area) provides a perfect space for al fresco dining. At the southerly end of the garden sits a tiled heated swimming pool with pool house (with shower) and a small orchard. On the westerly side a double garage sits together with a garden management area, a garden shed, a set of raised beds and a small lawned area with morning coffee spot. A set of wooden gates open up from the side access into additional parking space alongside the garage.





The property is ideally located in the Kent Countryside and sits in local proximity to both Hadlow and East Peckham, approximately 1.5 miles away. Both offer local shopping facilities including bakers, pharmacists, pubs, restaurants and general stores.

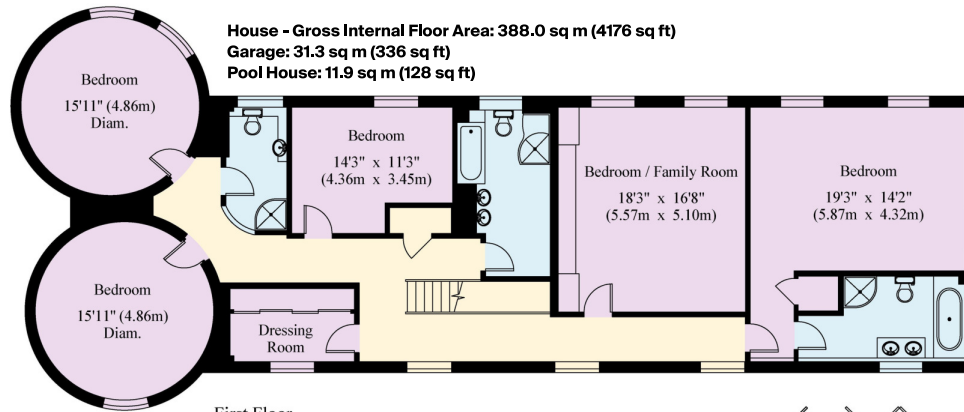
A small step further away is the bustling town of Tonbridge (4.5 miles) with its mainline station (running into London Bridge, Charing Cross and Canon Street), excellent schools and a wide range of amenities and shops. Sevenoaks sits just to the north-west whilst Tunbridge Wells is an easy drive to the west.

The area has a wealth of good local schools, both Primary and Secondary, including Grammar Schools at Tonbridge, Tunbridge Wells and Maidstone as well as plentiful sporting opportunities and local amenities.

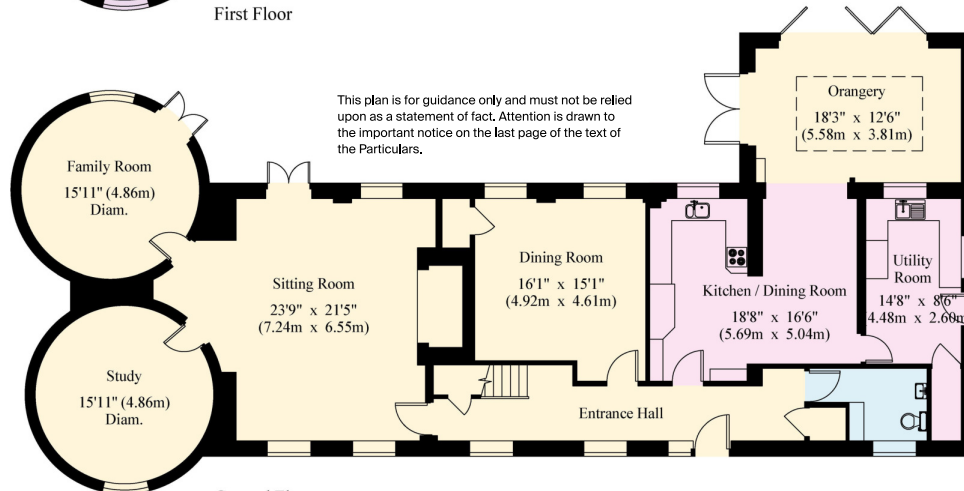
The A21 links quickly to the M25 and through it to London and the rest of the UK. Gatwick and Heathrow are easily reached whilst the M20 provides a fast link to the Channel ports.



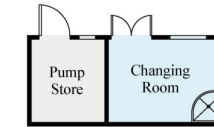
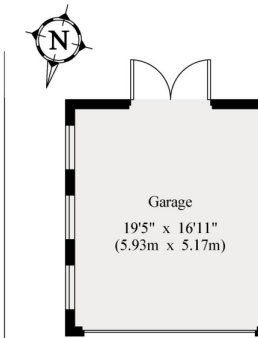




First Floor



Ground Floor



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Knight Frank
Sevenoaks
 113-117 High Street
 Sevenoaks
 TN13 1UP
knightfrank.co.uk

I would be delighted to tell you more
Matthew Hodder-Williams
 01732 744460
matthew.hodder-williams@knightfrank.com



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