



Barnes Street Oasts, Three Elm Lane

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## Barnes Street Oasts, Three Elm Lane, Golden Green, Tonbridge, Kent

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A large countryside Oast House with excellent living and entertaining space, ideally located for local schools and transport links.



**Tenure:** Available freehold

**Local authority:** Tonbridge & Malling Borough Council

**Council tax band:** G





## The Property

Set in the Kent countryside this excellent family home was originally built in around 1840 and converted into residential use in 1975 in a brick/weatherboard design. Starting life as a barn as part of an Oast complex the property has retained its original features, ambience and excellent volumes and ceiling heights.

The house is one of six in the immediate surrounds and enjoys countryside views on its northern and southerly borders. 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 corridor links the living space evoking much of the atmosphere and style of the original building. At the easterly end of the house sit two roundels 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 nursery, playroom, snugs and television room. Next to these are a large family living room with centrepiece stone surround inglenook fireplace. French doors also lead out onto the south facing garden and patio.

Between the living room and the kitchen sits the dining room whilst at the westerly end of the house we find a well-designed kitchen larder and guest WC with coat storage. The kitchen has been extended; first to include a dining space and more recently (2013) a south facing David Salisbury garden room/Orangery (with under floor heating for the winter and UV glazing for the summer) which gives a large open plan kitchen/dining/living space with tiled flooring which merges easily with the south facing outside space. 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. The house also benefits from double glazing throughout and a new roof in 2014.





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) and additional storage space. Alongside 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 sits alongside a further bedroom and dressing room (which could also be a smaller bedroom/nursery) with access to large loft whilst the two roundels provide a further pair of excellent bedrooms (one with south facing garden views and the other with northerly countryside views) which share a final shower room with privacy glass.







## Outside

Outside the property is focused on its south facing aspect, perfect for light and outside entertaining. a smooth transition from the kitchen/dining area to outside (with architect designed pergola/side wall and BBQ area) provides a perfect space for al fresco dining alongside a garden set mostly to lawn. At the southerly end of the garden sits a 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 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.

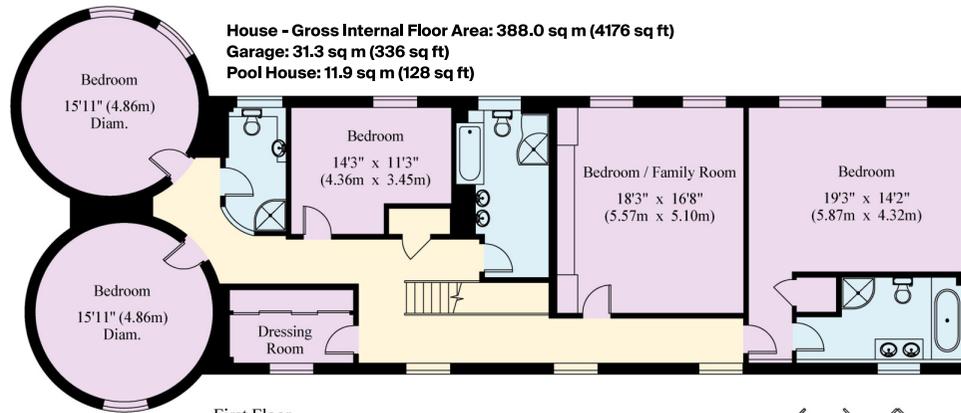
A small step further away is the bustling town of Tonbridge (4.5 miles) with its mainline station (running into London Bridge, Charing Cross and Canon Street), excellent schools and a wide range of amenities and shops. Sevenoaks sits just to the north-west whilst Tunbridge Wells is an easy drive to the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

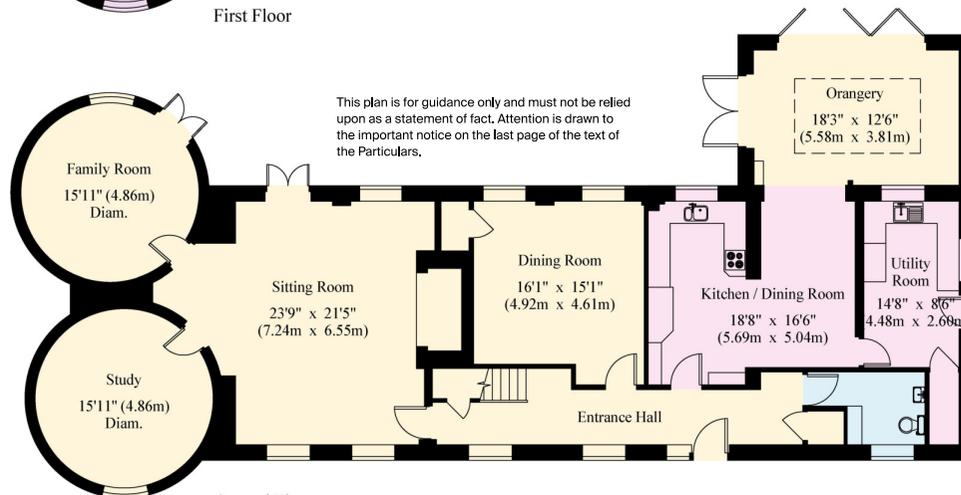
The A21 links quickly to the M25 and through it to London and the rest of the UK. Gatwick and Heathrow are easily reached whilst the M20 provides a fast link to the Channel ports.



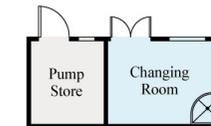
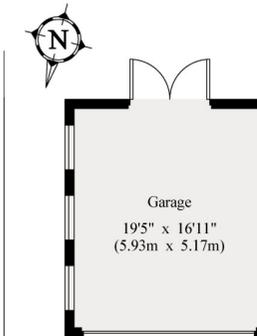




First Floor



Ground Floor



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