



**Egypt Oast ♦ Cryals Road ♦ Brenchley ♦ Kent ♦ TN12 7HR**

A very successful oast conversion, situated just outside the pretty village of Brenchley.

**MADDISONS**  
RESIDENTIAL









- ❖ A beautiful oast conversion in a lovely rural setting just outside the popular village of Brenchley.
- ❖ Spacious entrance hall with 5 ground floor reception rooms.
- ❖ Dine-in kitchen with wonderful separate dining room in roundel.
- ❖ 6 bedrooms and 3 bathrooms.
- ❖ Master bedroom with vaulted ceiling and en-suite.



- ❖ Oak-framed garage with home office space above.
- ❖ Two further workshops and separate tractor store.
- ❖ 1.5 acres of well stocked gardens, plus additional 3.5 acres of paddocks, incorporating a pretty pond.
- ❖ Fast service to Central London from Paddock Wood station.
- ❖ Rural setting with popular village of Brenchley within easy reach.

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## DESCRIPTION

Egypt Oast is a beautiful oast conversion situated on the outskirts of the charming village of Brenchley. It operated as a working oast until as late as 1970, and was then lovingly converted in 1993 into a wonderful family home by the current owners. Arranged over 3 floors, the design of this fabulous residence has created a superb flow of accommodation with a generous amount of living space, whilst retaining the core beauty of the original oast building. With in excess of 4000 square feet of living accommodation plus additional outbuildings and over 4 acres of land, this wonderful home presents excellent value in a very desirable location.



## ACCOMMODATION

The entrance door on the ground floor opens to the impressive hallway which floods with light from the glass atrium vaulted ceiling. This area serves as the heart of the property, with open access to the drawing room, with its large open fire, vaulted ceiling and French doors with windows above leading to the first of the external terraced areas. To the rear of this room is the large family room, with further access to the rear garden. The hallway continues round to the sitting room, filled with light again from their French doors to the front of the property and high window to the side. The dining room, accessed through a brick archway, is situated in the roundel, and is a beautiful space, with

vaulted ceiling and feature beams. The kitchen, set to the left of this room, has a central island and is fitted with a range of wall and base cabinets, with oak worktops and ample space for casual dining in the side orangery area. A WC and separate study complete the downstairs accommodation. There are two staircases providing access to the upstairs of this lovely home. One leads from the kitchen and the second from the entrance hall. The unique layout of this property can really be appreciated from the first floor, with galleried landings offering excellent spaces to enjoy the fabulous architecture. There are five double bedrooms, the master of which has its own balcony terrace overlooking the rear garden, a dressing room and a spacious en-suite bathroom,

with separate shower and bath. There is a further en-suite bathroom serving the guest bedroom, plus a single bedroom, family bathroom and laundry room. One of the bedrooms is set high in the roundel, a perfect secret space to enjoy the views across the grounds and countryside beyond.

## OUTSIDE

The property enjoys a beautiful setting within the Kent countryside. The grounds total approximately 4.5 acres and consist of 1.5 acres of gardens and a further 3 acres of paddocks, a vegetable garden, greenhouse and lovely secluded pond. There are generous outbuildings which include a garage block with ample parking for two cars, two workshops and a further tractor store. The large oak framed garage to the front of the oast provides further parking for 2 cars, and there is a separate home office space above. Driveway parking to the property is provided at both the front and rear.

## LOCATION

Egypt Oast is situated on Cryals Road only 1 mile from the heart of the picturesque village of Brenchley. The village has an excellent primary school and village store and a good range of local facilities including two award winning Real Ale country pubs, butcher, delicatessen store and post office/newsagent. The nearby village of Horsmonden also has a range of amenities and there are excellent secondary school options locally, within both the state and independent sectors. Paddock Wood (3 miles) has a large Waitrose supermarket, a department store, coffee houses and a mainline station serving Central London in approximately 45 minutes. The vibrant spa town of Tunbridge Wells is 7 miles distant and has an array of well-regarded restaurants, extensive shopping, independent outlets and leisure facilities. The wider road network is within easy reach, with the A21 artery just 1 over mile and the M25 15 miles from the property. The impressive, award-winning Bluewater Shopping Centre is 30 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached in approximately an hour by car or public transport.



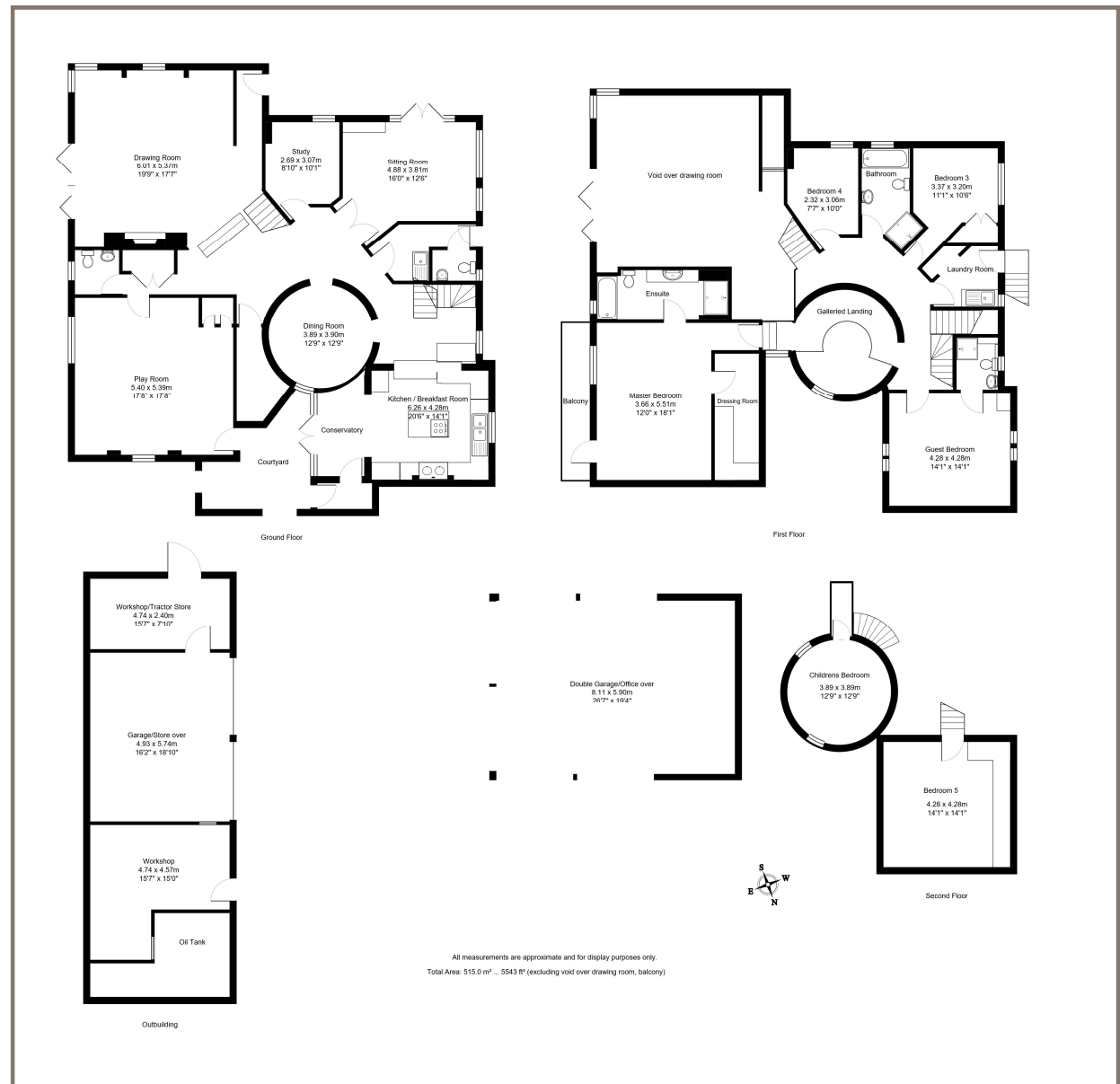
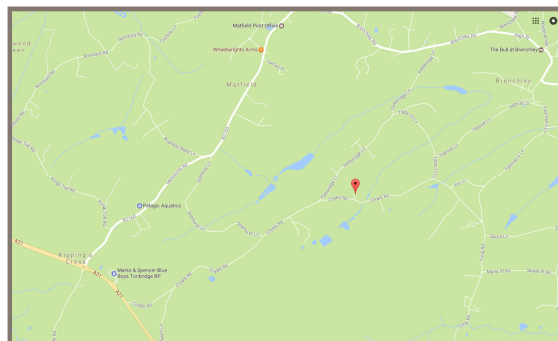
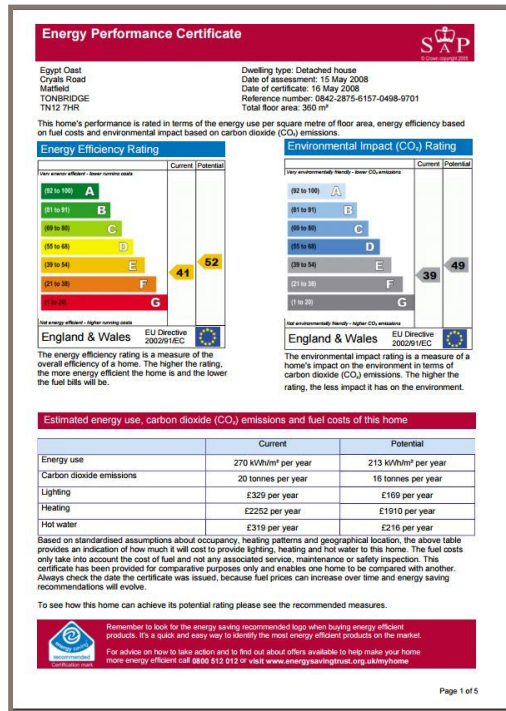






# Egypt Oast

Freehold | Mains electricity and water |  
Oil-fired central heating | Private drainage |  
Tunbridge Wells Borough Council, Band G



# MADDISONS

RESIDENTIAL

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#### Disclaimer agent's note:

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