



Pokehill Farm Oast House  
South Farm Lane | Langton Green | Tunbridge Wells | Kent | TN3 9JN







# Step inside

## Pokehill Farm Oast House

If your dream home is a lovely oast house surrounded by stunning countryside in an Area of Outstanding Natural Beauty, then look no further than this gorgeous twin oast and barn conversion nestling in 1.19 acres of grounds and with no forward chain. This lovely residence was originally and sympathetically converted in the 1990s to a very high standard by the current owners including the installation of a heat pump, but it also retains many of its original features giving it such a unique character. However, it could be developed further as there is enormous scope to increase the residential accommodation by going into the attic for potential loft conversion subject to building regulations.

The oast house is located on the outskirts of Langton Green village in a very rural environment but is less than three miles from the historic Pantiles in Royal Tunbridge Wells. It is approached via a long private drive that leads to a spacious parking area with delightful shrub borders and is where you can begin to appreciate the property's special charm. With its two oasts, mellow brickwork, traditional weatherboarding, diamond pane windows and French doors as well as an oak framed, pitched roof porch it has delightful external appeal, even before you cross the threshold.

The front door opens directly in the characterful and well-proportioned dual aspect kitchen/dining room with its limestone tiled floor that flows through to the utility room, French doors to the rear terrace, a staircase to the first floor and exposed ceiling beams. The country style kitchen was created by London based and globally renowned kitchen designer Clive Christian and includes a three oven electric Aga, hand crafted painted shaker style units housing with marble worktops, a Miele fridge freezer and dishwasher, a larder and a bespoke central island/breakfast bar. While the spacious dining area is adjacent to the French doors that open onto a terrace and provides delightful views over the garden and beyond.

Beautiful oak panelled doors lead from the kitchen/dining room into the sitting room and to the utility room that are situated in the two roundels. The impressive utility room includes a cloakroom and is designed like a

second kitchen with a stove, hand built wall cabinets and shaker style units with Nero worktops created by Chartwell kitchens, space for stand-alone laundry facilities and it also has a useful external door to the garden.

The cosy and relaxing dual aspect circular sitting room is a delight with its central ceiling beam and wood flooring and is just the place for a quiet read or to watch television, while the fascinating triple aspect drawing room is ideal for entertaining friends and family. This charming room is accessed from the kitchen/dining room via a pair of French doors and is full of period character with its vertical, wall and ceiling beams as well as a spacious brick built fireplace incorporating an impressive bressummer style beam and a log burner as well as two sets of French doors to the terraces.

The beautiful staircase leads to a large galleried landing with enough room to create a study area, access to the loft and leads to the first floor accommodation. This includes a family bathroom with a stand-alone claw foot bath and four delightful dual aspect double bedrooms with exposed ceiling beams, fitted cupboards and magnificent views over the garden and the countryside beyond as far as the eye can see. Two of the bedrooms are in the roundels including the principal suite with a stunning ensuite bathroom incorporating a circular bath, a separate shower and an attractive vanity basin.

The gardens are another star feature of this very special property and back onto what was originally Groombridge Place. This is now being upgraded and will soon be opening as The Pig at Groombridge, an upmarket hotel and restaurant. There is a large decked terrace and a gazebo surrounding the heated swimming pool, providing plenty of space for lounging in the sunshine and al fresco dining. There are also delightful specimen and mature trees, a lawn with shrub borders where the kids can play and, in order to be able to follow the sun all day and to enjoy every aspect of the garden, there are additional seating areas. These include another decked terrace with a small 'jetty' overlooking the very large wildlife pond framed by weeping willow trees.





# Seller Insight

“The great features of this delightful and unusual property are the location, the views, the character of the home and the stunning grounds. It is very quiet and peaceful and, because it is accessed via a long private drive it is very safe and secure for children and pets. We have lived here for the past 32 years and, because we love it so much, we are just downsizing to a single storey converted barn next door.

There are delightful places to go for walks with the dog and, if you want to ride, there is always the adjacent South Farm stables. It is not far to Langton Green village where you will find a good primary school with Outstanding aspects, the Angel Food and Wine village store, Budgens garage and supermarket and the newsagent as well as The Hare pub, while Tunbridge Wells is within easy reach.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants.

The rest of the town features high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. For sporting enthusiasts there is the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs, an indoor sports and tennis centre as well as a swimming pool.

With regards to education there is an excellent choice of primary and secondary schools including nearby Groombridge and Langton Primary as well as Holmewood House. Secondary Schools include St. Gregory's Catholic School, Tunbridge Wells Girls Grammar School and Skinners Grammar School.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









**Travel**

By Road	
Tunbridge Wells station	2.9 miles
Tonbridge	7.5 miles
Sevenoaks	14.3 miles
Dover Docks	59.2 miles
Channel Tunnel	47.5 miles
Hastings	29.8 miles
Gatwick Airport	22.5 miles
Charing Cross	42.0 miles

By Train from Tunbridge Wells	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

**Leisure Clubs & Facilities**

- Tunbridge Wells Sports Centre
- Tunbridge Wells Borderers Cricket Club
- Tunbridge Wells Rugby Club
- Tunbridge Wells Croquet Club
- Tunbridge Wells Tennis Club
- Bayham Football Club
- Neville Golf Club

**Healthcare**

- Lonsdale Medical Centre
- Wells Medical Centre
- Kingswood Surgery
- Grosvenor and St James
- Tunbridge Wells Hospital

**Education**

- Primary Schools
- Langton Green Primary School
- Groombridge Primary School
- Homewood House
- Somerhill (Independent)
- Hilden Grange Preparatory

**Secondary Schools**

- The Skinners' School.
- Tunbridge Wells Girls Grammar
- Tunbridge Wells Boys Grammar
- Hill View School for Girls
- The Judd School (Voluntary aided)
- Tonbridge Grammar School for Girls
- Tonbridge School (Independent)

- 01892 530329
- 01892 546422
- 01892 511833
- 01892 544777
- 01622 729000

- 01892 862648
- 01892 864305
- 01892 860000
- 01732 352124
- 01732 351169

- 01892 520902
- 01892 529551
- 01732 352793
- 01732 770880
- 01732 770880
- 01732 365555

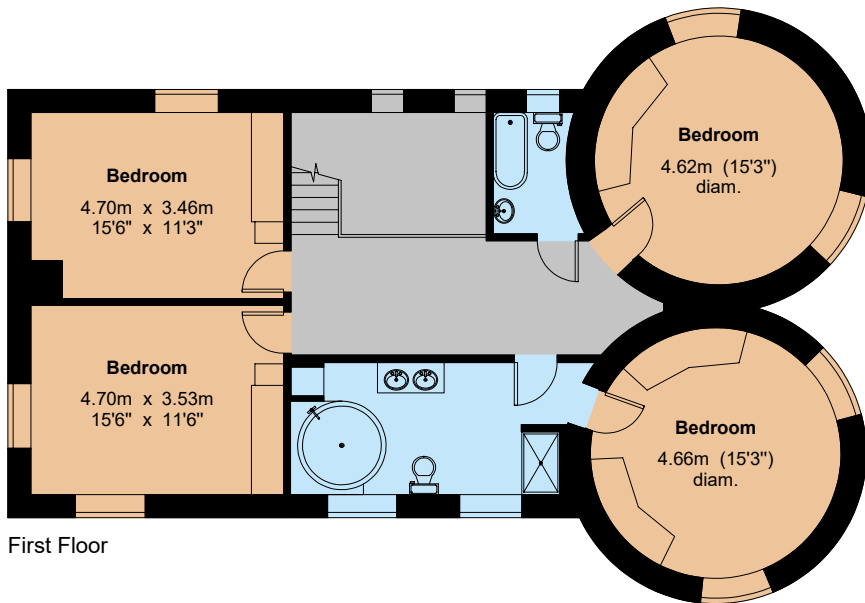
**Entertainment**

- Odeon Cinema complex
- Trinity Theatre
- Assembly Theatre
- Rocca Restaurant and Cocktail bar
- Thackerays
- The Ivy

**Local Attractions / Landmarks**

- Tonbridge Castle
- Hever Castle
- Chartwell
- Penshurst Place
- Knole House
- Hall Place Leigh
- Ightham Mote





First Floor

## Poke Hill Farm Oast House

Gross Internal Area : 226.5 sq.m (2,438 sq.ft.)



### GROUND FLOOR

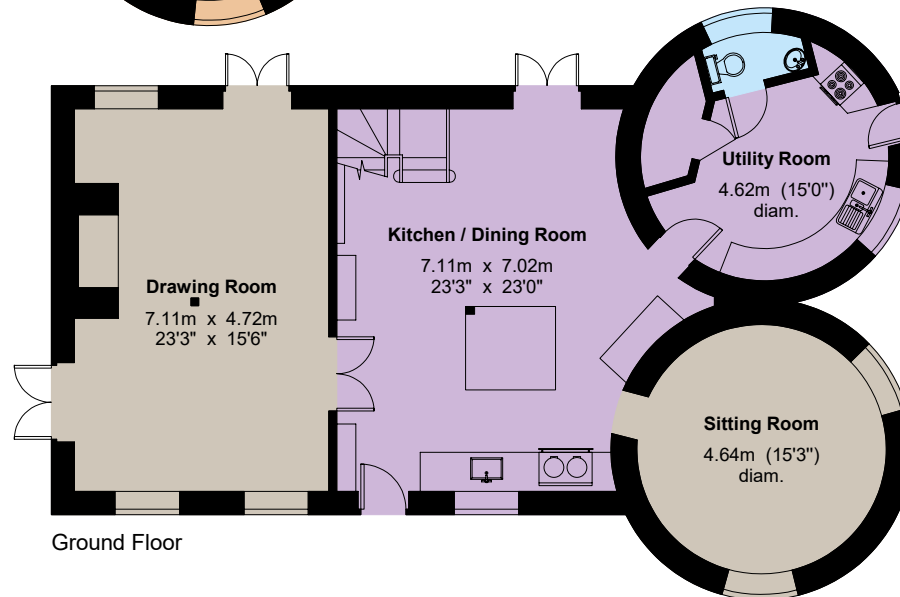
Kitchen	23'3 x 23'3 reducing to 16'05
Utility	15'01 x 11'08
Sitting Room	15'02 x 15'04
Drawing Room	23'03 x 15'06 reducing to 13'05

### First Floor

Bedroom 4	11'04 x 15'05
Bedroom 3	11'07 x 15'04
Bathroom	7'04 x 4'05
Bedroom 2	15'01 x 15'01
Principal Bedroom	15'01 x 15'01
(En-Suite Shower)	16'05 x 8'02

### OUTSIDE

Driveway  
Gardens



Ground Floor

Council Tax Band: G  
Tenure: Freehold



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