



The Oast House, Forest Farm, Vauxhall Lane, Tonbridge, Kent TN11 0ND
Guide: £1,750,000 to £1,950,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Superb Twin Roundel Oast House *Positioned in an Idyllic Semi-Rural Setting

*Five Bedrooms * Reception Hallway

*First Floor Sitting Room with Vaulted Ceiling and Glorious Views

*Roundel Kitchen/Breakfast Room *Utility Room *Main Roundel Bedroom Suite

*Two Ground Floor Bedrooms & Family Bathroom

*Delightful Gardens & Grounds, Ancient Woodland & Fields

*Detached Double Garage *Yard & Detached Timber Barn

*Total Plot Extending to Approximately 14 Acres

*Five Minutes from Tonbridge Station & High Street with Fast Connections to London

Description

Superb twin roundel oast house, situated in an idyllic semi - rural setting, yet highly accessible position at the head of a private driveway, being only a five minutes' drive from Tonbridge station with fast, regular connections to London. Enjoying superb views over its own private land and gardens and the surrounding countryside and situated within the High Weald Area of Outstanding Natural Beauty. The Oast House has been a long term family home and is full of character with roundel kitchen, exposed beams and vaulted ceilings and offers extremely versatile family living accommodation, coupled with fourteen acres of gardens, paddocks, ancient bluebell woodland, yard and detached timber barn, offering a variety of uses.

Accommodation

- Reception hallway; a welcoming and diverse space showcasing exposed beams and curved stone walls. The wide central wooden staircase rises to the first floor while a cosy reading nook sits beneath. The area offers ample room for a formal dining table and chair, creating an inviting atmosphere perfect for family gatherings and entertaining.
- The two roundels on the ground floor comprise a family room boasting high ceilings, an airy yet comfortable space. The kitchen/breakfast room features an extensive range of oak cupboards and drawers, including an island unit with an attached breakfast table, all topped with a contrasting granite worktop.
- Two ground floor double bedrooms and a spacious family bathroom comprising bath and separate shower cubicle, along with a utility room and study, all accessed from the central hallway completing the well - appointed ground floor accommodation.
- First floor galleried opening through to the striking sitting room with an impressive vaulted ceiling and the most glorious views over the private gardens and grounds. The space features an open fireplace and exposed beams providing a cosy yet sophisticated space to entertain.
- Main split level bedroom suite, positioned in a charming roundel with high vaulted ceilings, en-suite bathroom with separate shower.
- The second roundel features a further dual aspect double bedroom complete with vaulted ceiling, exposed beams, skylight window and a cloakroom.
- A key highlight of this property is its extensive private gardens, grounds, and outbuildings, extending to approximately 14 acres. The beautifully maintained gardens are filled with varied and attractive plantings, while the roundel courtyard offers total privacy by way of a seating area and picturesque fenced pond. The grounds further include paddocks and enchanting ancient bluebell woodland.



- Yard space providing additional parking and large detached timber barn, separated providing open barn garaging to one side and enclosed barn to the rear, offering a variety of uses and a detached double garage with parking to front.
- Services & Points of Note: Mains electric. LPG supplied by Flogas for heating and range cooker. Private metered water supply from Hadlow Estate. Shared private drainage/sewage plant maintenance cost of \$270.00 in 2023. BT broadband connection. Sky satellite connection. Mains smoke alarm. Maintenance of shared driveway \$30.00 per month to Forest Farm Services. A public footpath runs along the shared driveway and along one boundary of the property.
- Property Construction: Brick and stone roundels and timber framed barn with some external timber cladding over brick.
- Council Tax Band: G – Tunbridge & Malling Borough Council
- EPC: E

Situation

Forest Farm is situated off Vauxhall lane on the outskirts of Tonbridge, easily accessible for the town, station and schools, as well as enjoying glorious countryside walks right from the doorstep. Tonbridge is an attractive market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent and Judd grammar schools and Tonbridge School and Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible from the property for Gatwick and Heathrow airports, the Channel Tunnel and Bluewater Shopping Centre.



Viewing Strictly By Appointment

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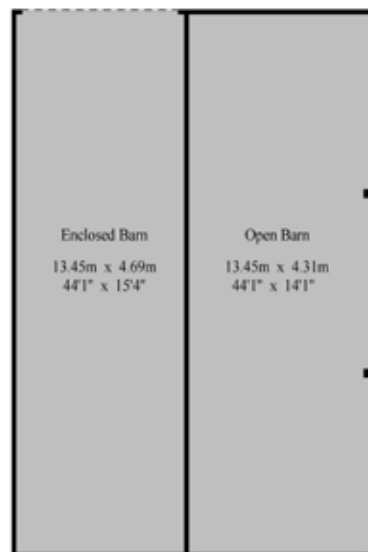


The Oast House

Gross Internal Area - House : 289.2 sq.m (3112 sq.ft.)

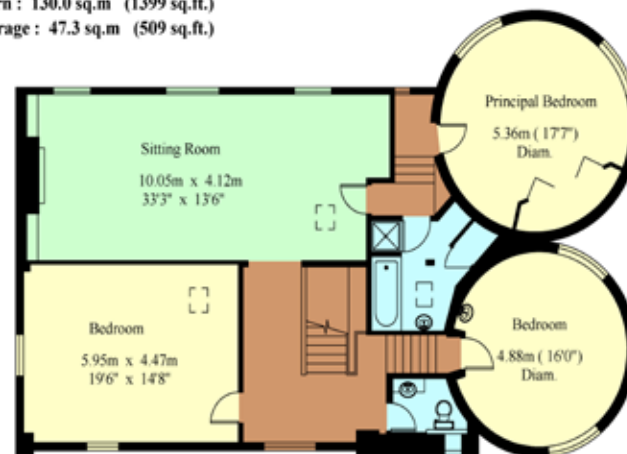
Gross Internal Area - Barn : 130.0 sq.m (1399 sq.ft.)

Gross Internal Area - Garage : 47.3 sq.m (509 sq.ft.)



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First Floor

