



LITTLE DUNKS FARM OAST, CUCKOO LANE
BRENGHLEY - OFFERS IN REGION OF £850,000



Little Dunks Farm Oast, Cuckoo Lane

Cuckoo Lane, Brenchley,

Tonbridge, TN12 7HX

Entrance Hall - Shower Room - Kitchen/Family Room - Sitting Room - Dining Room - Landing - Four Bedrooms - Bathroom - Gardens - Garage - Utility/Work Area - Home Office

This stunning four-bedroom, two-bathroom twin-roundel oast house blends period charm, boasting iconic roundel structures, featuring exposed beams, brick detailing, and classic oast architecture and is complemented by sleek, contemporary styling throughout with modern amenities, nestled within a scenic working livery yard.

Enter into a spacious, light-filled kitchen and family room, where contemporary design meets rustic charm with wooden cabinetry and a combination of solid oak and granite worksurfaces. There is space for a large Range cooker and American style fridge/ freezer as well as an integrated dishwasher and underfloor heating throughout. A unique sitting room housed in one of the roundels offers a cozy space for relaxation and provides access to a patio area, while the second roundel features a distinctive dining room, perfect for hosting with character.

Upstairs, two of the double bedrooms are set in the roundels, offering curved walls and lovely views, while a third double bedroom provides ample space and comfort. A sleek, modern family bathroom serves the bedrooms, and an additional study or fourth bedroom offers versatility for home office or guest space. Enhanced by underfloor heating throughout, an air source heat pump, and solar panels, this property brings historic style and modern comfort together seamlessly.

Additional amenities include a tandem garage with an integrated home office, utility room and outside WC ideal for remote work, and ample storage space. Perfect for those seeking a rural lifestyle, this unique property combines historic character with modern convenience, set in an equestrian-friendly environment ideal for horse lovers. Being sold with NO CHAIN this is an opportunity to acquire a distinctive property in a unique location.

Double glazed oak front door with panel to side.

ENTRANCE HALL:

Spacious hall with space for coats/shoes, tiled floor with underfloor heating.

SHOWER ROOM:

Modern step in shower with thermostatic controls and tiled walls, vanity unit with basin inset, WC with concealed cistern, heated towel rail, frosted window to front, cupboard housing space and plumbing for washing machine and storage below.



KITCHEN/FAMILY ROOM:

Traditional feeling room with double glazed window to side, beams, exposed brick, solid oak staircase, log burner, tiled floor with underfloor heating. Kitchen is fitted with a range of wall and floor cupboards and drawers with butchers block work surface and granite work surfaces and riser, space for range cooker, space for American style fridge-freezer, integrated dishwasher, one-and-half sink unit with mixer tap, double glazed window to rear.

SITTING ROOM:

Double glazed door to patio, two double glazed windows to side, tiled floor with underfloor heating, beamed ceiling.

DINING ROOM:

Three double glazed windows to rear and side, tiled flooring with underfloor heating.

LANDING:

Galleried landing with double height, beamed ceiling, double glazed window, solid wood floor.

BEDROOM:

Double glazed window, beamed ceiling, built in wardrobe.

BEDROOM:

Two double glazed windows.

BATHROOM:

Modern suite comprising bath with telephone style mixer tap, hand held attachment, vanity unit with basin set onto surface, WC with concealed cistern and cupboards below, frosted double glazed window, large airing cupboard.

BEDROOM:

Two double glazed windows.

BEDROOM:

Double Glazed window, double glazed door giving access to fire escape, beamed ceiling - currently used as a study.

OUTSIDE:

Five bar gate giving access to driveway, slate tiled front steps, patio area, outside tap, boundary hedge, lawn areas and flower beds and borders.

GARAGE:

Electric doors and passenger access, space for 2 cars, EV charging point.

UTILITY/WORK AREA:

Space and plumbing for washing machine and tumble dryer, WC, sink unit with mixer tap and drainer, work bench.

HOME OFFICE:

Currently used as a music production room so is sound proofed, power lighting and internet capacity.



STORAGE ROOM:

Secure large store room with shelving.

SITUATION:

Cuckoo Lane benefits from the area's rich history and strong sense of community. In Brenchley, you'll find cozy local pubs, charming tea rooms, and a selection of artisan shops, all adding to the appeal of this close-knit and welcoming village.

Perfect for those seeking a retreat from the bustle of city life, Cuckoo Lane offers a harmonious balance of privacy and connectivity. Convenient transport links provide easy access to nearby towns and London, making it an ideal location for both commuters and families alike.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity

Heating - Air Source Heat Pump

Private Drainage - Klargester

Rights and Easements - Right of access through yard to garage

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



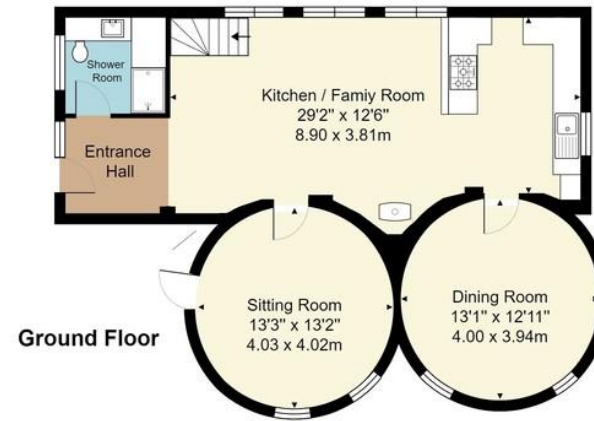
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Tel: 01892 511311

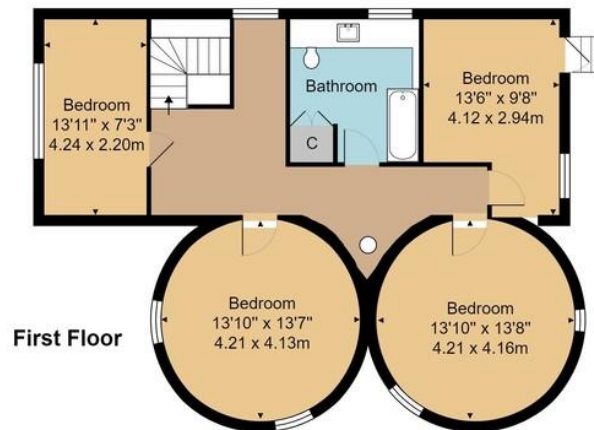
Email: southborough@woodandpilcher.co.uk

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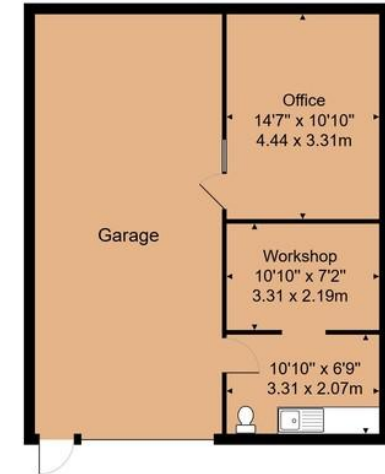
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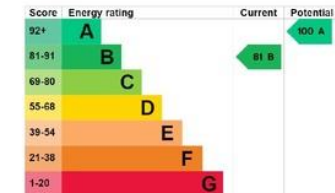
Ground Floor



First Floor



Outbuilding



House Approx. Gross Internal Area
1632 sq. ft / 151.6 sq. m

Outbuilding Approx. Gross Internal Area
731 sq. ft / 67.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.