



Kilmaney Oast  
Staplehurst Road | Marden | TN12 9BT







# STEP INSIDE

## Kilmaney Oast

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Although oozing character from a bygone era, this stunning unlisted oast house has been beautifully refurbished and extended so has all the attributes of a new home but with charming historical features. These include the traditional roundel oast with its familiar cowl and a newly applied weatherboard exterior, while internally there are original exposed beams in most of the rooms, ably illustrated as you walk into the spacious hall. The property also features a separate gym/games room and an outdoor bar and kitchen as well as a variety of outbuildings including old stables and two buildings that could be converted into additional accommodation, subject to the appropriate planning permissions.

Surrounded by the wonderful Kent countryside and nestling in about 13 acres of gardens and paddocks not far from Staplehurst and Marden, the oast house is approached along a private driveway flanked by swathes of lawn and a picket fence. The drive is owned by the property and leads to an automatic gated entrance, a spacious parking area, a double garage with an EV charging point and the pitched roof front porch.

This opens into the large reception hall which is an ideal spot for those pre dinner cocktails. It features a delightful oak staircase, storage facilities and oak panelled doors including one to the elegant, triple aspect sitting room. This has five windows providing wonderful views over the grounds and beyond, a door to the garden and a stunning inglenook fireplace with a Bressummer beam.

On the other side of the hall is access to the contemporary kitchen/breakfast room with plenty of room for a table and chairs for informal get togethers. It has attractive shaker style units housing an induction hob and extractor, an American style fridge freezer, a wine cooler and a dishwasher while the adjacent utility room includes plumbing and space for laundry facilities.

Guests will enjoy being entertained in the charming circular dining room. This light and bright room has windows all around with lovely countryside views. Beyond the utility room is a stunning garden room/conservatory with vast windows on three sides offering a magnificent panoramic vista and creates a great additional seating area. It includes French doors to the terrace and direct access to the garage and parking area.

Upstairs the corridor style landing features a plethora of wall and ceiling beams. It has access to the primary loft and higher loft areas and includes a storage cupboard. All the bedrooms have far reaching countryside views including the charming dual aspect principal bedroom with an impressive, beamed mansard ceiling, built in cupboards and access to an adjacent bathroom with a stand-alone claw foot bath, a separate shower and bidet as well as twin basins. You will also find a family bathroom with a bath and separate shower as well as three other bedrooms. These include two doubles with fitted cupboards and a wonderful circular dual aspect bedroom in the roundel.

If you enjoy leisure activities, then the outside offers a variety of opportunities. Surrounding the spacious paved terrace where you can enjoy alfresco entertaining there is the gym/games room with rubber flooring and outdoor bar with a kitchen that includes a gas master grill, rotisserie, drinks fridge, sink and a storage cupboard.

There is also an additional garage and a timber store, an ornamental pond and large lawns interspersed with attractive trees and colourful shrubs bordering the property. A second drive leads to the 'top' pasture with a natural pond and is where the two buildings that could be developed are situated so are independent of the main property. While closer to the oast are the old stables that would need updating and a five-acre paddock.



# SELLER INSIGHT

“ We bought this beautiful oast about three years ago as we loved the location and with a idea that it would be our ‘forever’ home and we refurbished and extended it accordingly including purchasing additional land. Unfortunately, circumstances have meant we are not able to stay here so we hope new owners will appreciate that we have done to make the whole place something really special. While we have focused on the house, garden and outdoor leisure facilities there is plenty if scope for another family to renovate the stable block and develop the outbuildings.

It would seem from initial discussions that these buildings could be converted into holiday lets but possibly they could also become homes for other family members or offices for anyone who works from home but doesn’t want to be disturbed and needs access for business visitors. While if new owners have horses or other livestock the buildings could be used by grooms or other staff.

While the property is in the countryside we are not isolated as the delightful village of Staplehurst is nearby and Marden is not much further. Staplehurst includes a convenience store, a garden centre, pubs and restaurants as well as a primary school, golf, cricket and tennis clubs and nearby is the famous Sissinghurst Gardens. Marden is a thriving village of Marden with a Michelin recommended restaurant and a country gastropub as well as a primary school and the Leigh Academy secondary school, a cricket and hockey club, a junior football team as well as the bowls club and the village club which hosts various activities.

Both Staplehurst and Marden have mainline stations with trains to London Bridge taking much less than an hour. Excellent additional education facilities are available in the nearby towns including a variety of first-class grammar and private prep and secondary schools in Cranbrook, Benenden, Maidstone, Royal Tunbridge Wells and Tonbridge where you will also find high street stores, independent shops, supermarkets, restaurants, cinemas and theatres.

\* 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.











<b>Education</b>					
Primary Schools:		Tonbridge Town Sailing Club		07813 259167	
Slade Primary School		Tonbridge Angling Club		07947557140	
Long Mead Community		Riding Farm Equestrian Centre		01732 838717	
St Margaret Clitherow Catholic Primary		<b>Healthcare</b>		<b>Entertainment</b>	
Somerhill (independent)		Warders Medical Centre		EM Forster Theatre	
Hilden Grange Preparatory		Trenchwood Medical Centre		Oast Theatre	
Secondary Schools:		Tonbridge Medical Group		The Angel Centre	
Tonbridge Grammar School		<b>Travel</b>		Verdigris	
Weald of Kent Grammar School		By Road:		Ela Bella	
Hill View School for Girls		Tonbridge Station		<b>Local Attractions</b>	
The Judd School (Voluntary aided)		Tonbridge Wells		Tonbridge Castle	
Tonbridge School (Independent)		Sevenoaks		Iron Train Bridge	
<b>Leisure Clubs and Facilities</b>		Dover Docks		Haysden Country Park	
Tonbridge School Centre		Channel Tunnel		Tonbridge River Trips	
Cowdrey Cricket Club		Gatwick Airport		Hever Castle	
Tonbridge Tennis Club		Charing Cross		Knole House	
Tonbridge Golf Centre		By Train from Tonbridge:		Penshurst Place	
Poult Wood Golf Club		London Bridge			
Tonbridge Bowling Club		Charing Cross			
				31 mins	
				42 mins	
				1hr 05 mins	
				37 mins	
				48 mins	

GROUND FLOOR

Entrance Hall	19'6 x 15'4 (5.95m x 4.68m)
Sitting Room	22'8 x 15'4 (6.91m x 4.68m)
Kitchen / breakfast room	23'1 x 10'8 (7.04m x 3.25m)
Utility Room	10'8 x 7'1 (3.25m x 2.16m)
Dining Room	20'0 x 16'4 (6.10m x 4.98m)
Conservatory	15'1 x 12'3 (4.60m x 3.74m)
Double garage	21'0 x 18'0 (6.41m x 5.49m)
Game Room / gym	16'5 x 11'2 (5.01m x 3.41m)
Outdoor kitchen / bar	

FIRST FLOOR

Landing	
Bedroom 1	15'9 (4.80m) x 13'7 (4.14m) narrowing to 11'3 (3.43m)
Bedroom 2	20'0 x 16'4 (6.10m x 4.98m)
Bathroom 1	10'5 x 10'4 (3.18m x 3.15m)
Bedroom 3	14'3 x 10'8 (4.35m x 3.25m)
Bathroom 2	10'6 x 6'9 (3.20m x 2.06m)
Bedroom 4	10'9 x 9'2 (3.28m x 2.80m)

OUTSIDE

Outbuilding 1	21'0 x 18'0 (6.41m x 5.49m)
Outbuilding 2	



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