



Kilmaney Oast  
Staplehurst Road | Marden | TN12 9BT

 FINE & COUNTRY





# STEP INSIDE

## Kilmaney Oast

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.*







#### **Education**

##### **Primary Schools:**

Slade Primary School

01732 350354

Long Mead Community

01732 350601

St Margaret Clitherow Catholic Primary

01732 358000

Somerhill (independent)

01732 352124

Hilden Grange Preparatory

01732 351169

##### **Secondary Schools:**

Tonbridge Grammar School

01732 365125

Weald of Kent Grammar School

01732 373500

Hill View School for Girls

01732 352793

The Judd School (Voluntary aided)

01732 770880

Tonbridge School (Independent)

01732 365555

#### **Tonbridge Town Sailing Club**

Tonbridge Angling Club

Riding Farm Equestrian Centre

#### **Healthcare**

Warders Medical Centre

Trenchwood Medical Centre

Tonbridge Medical Group

#### **Travel**

By Road:

Tonbridge Station

Tunbridge Wells

Sevenoaks

Dover Docks

Channel Tunnel

Gatwick Airport

Charing Cross

By Train from Tonbridge:

London Bridge

Charing Cross

07813 259167

07947557140

01732 838717

01732 770088

01732 352784

01732 352907

1.3 miles

6.0 miles

7.5 miles

58.3 miles

46.2 miles

30.4 miles

41.1 miles

31 mins

42 mins

Victoria

Ashford International

Hastings

#### **Entertainment**

EM Forster Theatre

Oast Theatre

The Angel Centre

Verdigiris

Ela Bella

#### **Local Attractions**

Tonbridge Castle

Iron Train Bridge

Haysden Country Park

Tonbridge River Trips

Hever Castle

Knole House

Penshurst Place

1hr 05 mins

37 mins

48 mins

## GROUND FLOOR

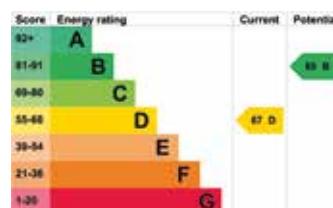
Entrance Hall	19'6 x 15'4 (5.95m x 4.68m)
Sitting Room	22'8 x 15'4 (6.91m x 4.68m)
Kitchen / breakfast room	23'1 x 10'8 (7.04m x 3.25m)
Utility Room	10'8 x 7'1 (3.25m x 2.16m)
Dining Room	20'0 x 16'4 (6.10m x 4.98m)
Conservatory	15'1 x 12'3 (4.60m x 3.74m)
Double garage	21'0 x 18'0 (6.41m x 5.49m)
Game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



Ground Floor  
Approx. 165.4 sq. metres (1790.3 sq. feet)



Outbuilding  
Approx. 28.6 sq. metres (307.4 sq. feet)



Outbuilding 2  
Approx. 9.5 sq. metres (102.6 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd) 36 King Street, Maidstone, Kent ME14 1BS. Printed 30.01.2026

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