



TIBBS COURT OAST

Cryals Road, Brenchley, Kent



A WONDERFUL FAMILY HOME

A fabulous detached converted oast house providing substantial and extremely versatile accommodation with a self-contained apartment, as well as outbuildings and delightful gardens of about 9.3 acres.

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Local Authority: Tunbridge Wells Borough Council
Council Tax band: G
Tenure: Freehold

Services: Mains water and electricity. Air-source heat pump heating. Solar panels. Mains drainage.
Paddock Wood 3.8 miles (London Bridge from 43 mins). Tunbridge Wells 6 miles (London Bridge from 44 mins). Tonbridge 8.4 miles (London Bridge from 32 mins).

Postcode: TN12 7AW www.what3words.com/mainly.warblers.ocean



CLOSE TO POPULAR VILLAGE

The property is situated in a wonderful rural position, just over a mile from the popular Wealden village of Brenchley and within the High Weald National Landscape Area. Brenchley has amenities for everyday needs including a butcher, Post Office, primary school, dentist, doctors' surgery, sports clubs and pubs. Nearby Paddock Wood offers a wider range of shopping facilities, including Waitrose, and a mainline station with a regular service to London, as do the larger towns of Tunbridge Wells and Tonbridge. There is an excellent choice of schooling in the area, in both the state and private sectors, including The Schools at Somerhill in Tonbridge, Dulwich Preparatory at Cranbrook, St Ronan's at Hawkhurst, Benenden School, Holmewood House Preparatory at Langton Green, Kent College (Girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge.







TIBBS COURT OAST

This fabulous family home comprises an unlisted converted twin roundel oast house and attached barn offering substantial and characterful accommodation. The extremely versatile space includes a self-contained two bedroom annexe apartment with separate access.

Internally, the well-proportioned space flows very well and includes an attractive and spacious reception hall as well as an impressive double aspect sitting room with a modern wood burner. The family room has French doors opening out to the rear terrace and garden, ideal for al fresco dining and entertaining.

A charming timber archway leads through to the beautifully appointed kitchen with fitted units and integrated appliances, an Aga cooker, a central island with breakfast bar and a door to the rear terrace. There is also a useful utility room off the kitchen and a separate w.c. To the rear of the house, the two roundels provide further reception rooms currently used as a dining room and home office/study.

On the first floor, the galleried landing gives access to three good sized bedrooms and a family bathroom. The principal bedroom benefits from an en suite dressing and shower room, located in the two roundels. One of the remaining bedrooms also has an en suite shower room.





SELF-CONTAINED APARTMENT

The self-contained annexe apartment flat is accessed from a secondary front door which opens into a private reception hallway with utility area.

A staircase leads up to a first floor open plan kitchen/living/dining room which is triple aspect and enjoys fabulous views over the gardens and surrounding countryside. Off this room, an inner hallway gives access to two bedrooms as well as a shower room.

If a buyer preferred, the annexe apartment could easily be incorporated to form part of the main house by creating a first floor doorway (subject to obtaining the necessary consents).



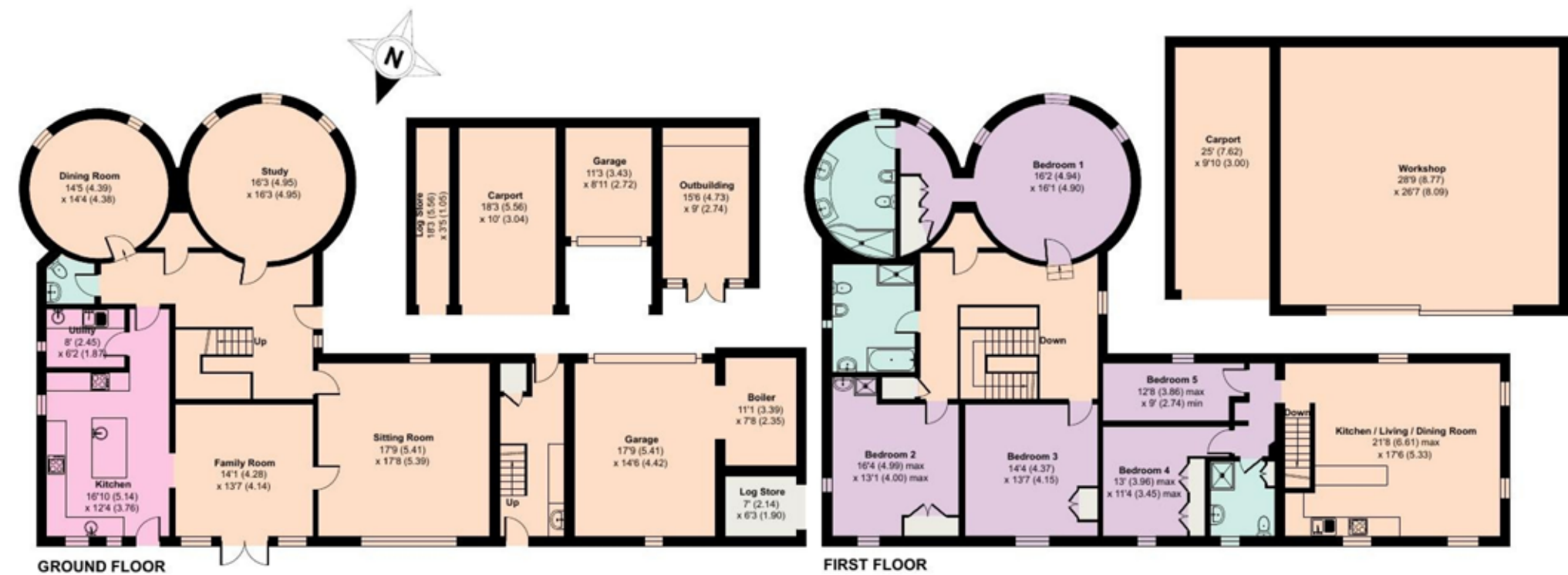


GARDENS AND OUTBUILDINGS

The property is approached over a driveway providing leading to an integral single garage and ample parking area. The driveway continues to a detached open-bay garage with enclosed store room and a log store. There is a further detached outbuilding providing a substantial workshop and attached car port.

The delightful gardens and grounds are laid to lawn with a beautiful natural pond. To the rear of the workshop there is an area, enclosed by mature trees and shrubs, housing a hard tennis court. Beyond, there is an area of woodland and in all the property extends to about 9.3 acres.





Approximate Gross Internal Area =
House: 317.9 sq m / 3422 sq ft (excludes carports). Garage: 54.4 sq m / 586 sq ft
Outbuilding: 94.1 sq m / 1013 sq ft. TOTAL: 466.7 sq m / 5021 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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