



Whitepost Oast, Chiddingstone Causeway, Tonbridge, Kent TN11 8JH  
Guide Price: £1,950,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Impressive Grade II Listed Barn & Oast Conversion
- \*Set Back from Road in Semi-Rural Location close to Railway Station
- \*Highly Versatile Family & Multi-Generational Accommodation
- \*Six Bedrooms \*Impressive Reception Rooms
- \*Striking Bespoke Kitchen by Neptune
- \*Five Contemporary Bath and Shower Rooms
- \*Outbuilding incorporating Gym/Annexe, Storerooms & Garage
- \*Walled Entrance & Gravel Parking Area with EV Charging Point
- \*Delightful Fenced & Secure Cottage Gardens & Terrace

#### Description

An impressive unique Grade II listed barn and oast conversion set around a charming central courtyard, situated in a delightful semi-rural setting yet conveniently close to a railway station. This substantial property offers highly versatile family accommodation, also suitable for multi-generational living or potentially providing an income from the single roundel oast house which has its own separate entrance. The impressive barn boasts a vaulted ceiling with an abundance of exposed beams and a striking kitchen by Neptune, forming the hub of the home. Character features throughout with impressive reception rooms and six generous bedrooms serviced by contemporary facilities. Established private gardens surround the property with a detached outbuilding/annexe, ideal as a gym, studio or conversion to a self-contained annexe

#### Accommodation

- This delightful prospect is set back from the road and arranged around a central brick courtyard comprising a timber barn and connected single roundel oast house full of character and charm throughout.
- Entering the property through full height windows with oak door into the striking kitchen where you are immediately struck by the high vaulted ceilings and abundance of beams and exposed rafters with large mezzanine area above creating a stunning family room with bespoke glazed balustrade overlooking the kitchen.
- Bespoke kitchen by Neptune comprising a comprehensive range of full height cabinets and central island unit with twin sink, Quooker tap, breakfast bar return and pendant lighting, finished with smart contrasting quartz worktops and upstands. Focal Everhot range cooker with induction hob, hotplate and three ovens, separate gas Caple hob, integrated dishwasher and integrated full height, fridge and separate freezer. Impressive, concealed walk in fully fitted out pantry. Smart and practical wood effect ceramic tiled flooring throughout the space.
- Divided by exposed beams with step down into the dining room, a generous space for formal and informal entertaining, flooded with light from Velux and full height windows with bifold doors opening the space to the rear terrace ideal for summer entertaining. Fitted bar to one side with separate sink and oak shelving.
- A glazed linking corridor with cupboard housing oil fired boiler leads to the dual aspect sitting room with feature wood burning stove, stripped wooden flooring providing a peaceful outlook over the rear garden/terrace, accessed via two sets of French doors.
- Steps to the end of this room lead into the roundel reception hallway having attractive curved staircase rising to the first floor, stripped wooden flooring, timber entrance door and glazed door to the courtyard. To the right hand side, a corridor connects to the utility room, a double bedroom and spacious bathroom which could be utilised as an annexe if required.
- First floor landing with access to loft hatch and delightful architectural features. On this floor there is a guest bedroom suite, a double bedroom serviced by an adjacent bathroom with separate shower, along with a small double bedroom currently utilised as an office.
- The main bedroom suite is located on the ground floor of the main barn, a dual aspect space with treble fitted wardrobes, serviced by a smart contemporary shower room and separate toilet. A further bathroom, with shower and ground floor bedroom, currently utilised as an office link to a corridor with bespoke glazed staircase rising to the impressive family room.



- Externally the property enjoys a detached outbuilding offering a variety of uses offering ample storage/garage/workshop space, part of which is currently utilised as a gym with shower and toilet, small kitchenette, heating, power and lighting.
- The property is approached through a walled entrance with five bar gates leading to the gravel parking area for 3/4 cars and EV charging point. Pretty picket fence and gate lead to the cottage gardens which are fully fenced and secure for dogs and children, extending to approximately 0.6 acre. A gardener's delight having meandering brick pathways flanked with mature shrubs/flowers and trees, including meadow and orchard with apples, damsons, green gage and fig. Vegetable beds and greenhouse, open timber cart mower and log store, recessed pit and roundel base rose garden. Extensive West facing paved terrace with pretty wisteria and ornamental planted pond. Gated and screened oil tank and timber shed.
- Services & Points of Note: Mains electricity and water. Oil central heating. Separate Immersion heater supplying hot water to Oast. Rewired in 2019/20 and addition of EV charging point. Private Titan sewage treatment plant. Right of way over shared entrance driveway. Sky connection and BT broadband.
- Council Tax: Band: G – Sevenoaks Borough Council
- EPC: E

#### Situation

Whitepost Oast is situated in the Metropolitan Greenbelt on the rural outskirts of Chiddingstone Causeway, a small village which provides a local store, church and post office together with The Little Brown Jug Public House and the extremely convenient local Penshurst railway station (to Redhill, Gatwick or Tonbridge). A footpath opposite the driveway leads to Chiddingstone Causeway and the neighbouring hamlet of Charcott also with a public house. The newly built village hall is a thriving Arts & Social Centre offering a wide range of activities for all the community and is also available to hire. It is also within the catchment area of the popular Chiddingstone Primary School and local grammar schools with primary schools in nearby Leigh and Penshurst. Mainline stations to London may be found at nearby Hildenborough, under ten minute drive with commuter trains to London in 35 minutes, with main line stations and a wider range of shopping, educational and recreational facilities in the towns of Sevenoaks, Tonbridge, Tunbridge Wells and Edenbridge. The A21 by-pass linking to the M25 motorway network, London, the South coast and major airports. The property is surrounded by beautiful countryside, bordering the High Weald Area of Outstanding Natural Beauty with walks direct from the doorstep, the National Trust village of Chiddingstone is nearby together with Leigh village, Hever Castle and Penshurst Place, all popular tourist attractions. Sporting facilities include sailing at Bough Beech, golf at Hever, Sevenoaks and Nizels in Hildenborough which also has a private



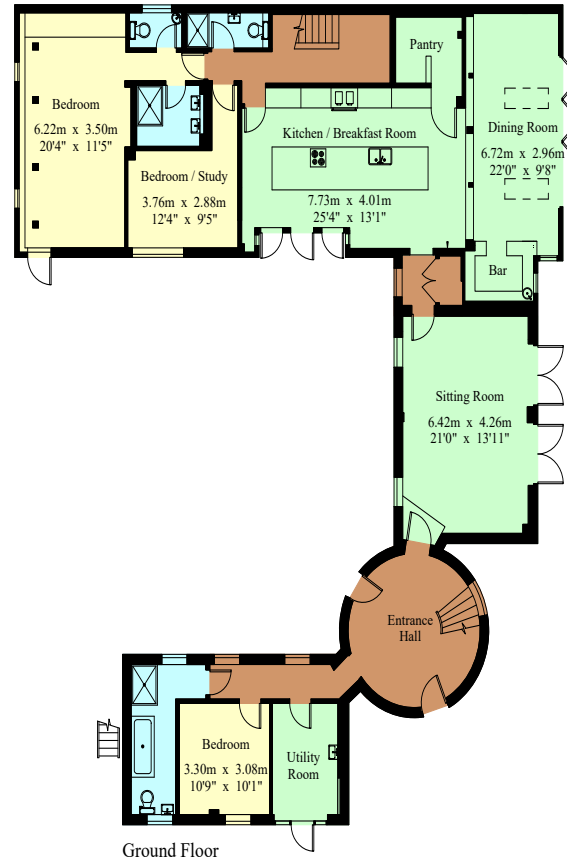
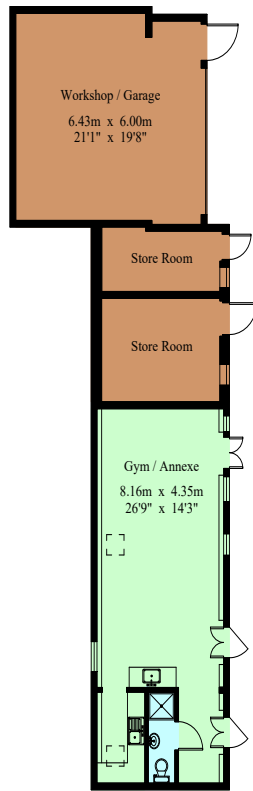
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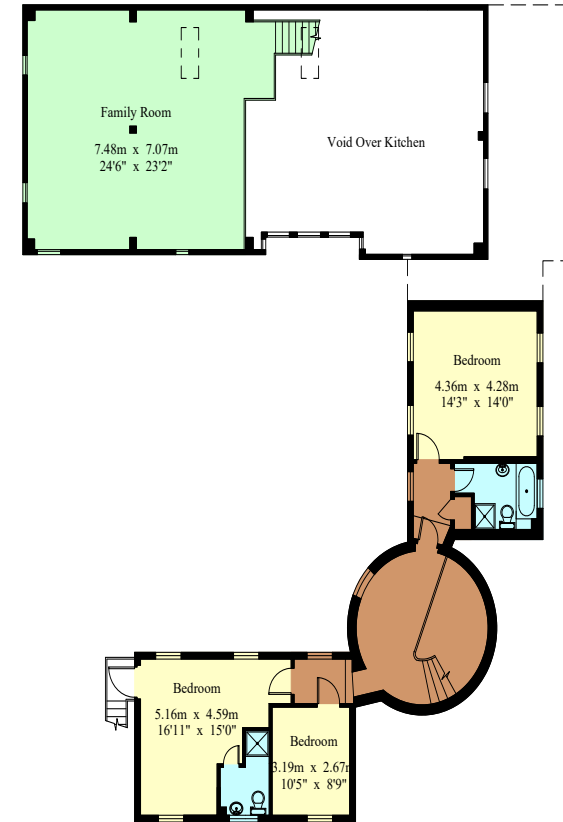
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# Whitepost Oast

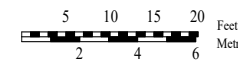
House - Gross Internal Area : 350.8 sq.m (3776 sq.ft.)  
 Outbuilding - Gross Internal Area : 110.1 sq.m (1185 sq.ft.)  
 Total - Gross Internal Area : 460.9 sq.m (4961 sq.ft.)



Ground Floor



First Floor



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