



Bear Manor Oast, Upper Green Road, Shipbourne,
Tonbridge, Kent, TN11 9PL

£1,370,000

**Waghorn
&
Company**

Independent Estate Agents

*** Prime Village Location * Spacious Family Home – Approx. 2,831 sq ft * Charming Detached Oast House * Glorious Mature Gardens * Excellent Schools & Transport Links * EPC Rating F / Council Tax Band • Council Tax: Main House – Band G £3895.63 P/A, Oast House – Band A £1558.25 P/A ***

Set within the heart of the sought-after village of Shipbourne and located within both a Conservation Area and an Area of Outstanding Natural Beauty, Bear Manor Oast is a distinctive and beautifully presented detached family house, offering spacious and versatile accommodation of approximately 2,831 sq ft. Built in the mid-1960s by WH Colt in the iconic Colt timber-frame style, the property is positioned in a delightful setting adjoining The Green, with rural and village views, mature gardens and a separate detached one-bedroom Oast house. In total, the grounds extend to approximately 0.42 acres.

Accommodation

The main house has been sympathetically updated and maintained by the current owners and features attractive rendered and tile-hung elevations beneath a pitched slate roof. The interiors are bright, airy and flexible, with large double-glazed casement windows and French doors offering far-reaching views and a seamless connection with the gardens. The ground floor accommodation includes a generous dual-aspect sitting room with an open fireplace and French doors leading to a wonderful garden room – a bright and tranquil space ideal for year-round enjoyment. Adjacent is a well-proportioned study, and a separate dining/family room offering excellent versatility. The stylish kitchen/breakfast room has been fitted in a contemporary farmhouse style, with wall and base units, black work surfaces, a peninsular island with breakfast bar, an LPG gas two-oven Aga, and a range of integrated appliances including an oven and induction hob. A walk-in pantry, utility room with external access, and cloakroom complete the ground floor. Upstairs, the principal bedroom suite includes a dual-aspect outlook, fitted dressing area, and en suite shower room. There are five further bedrooms, one with an en suite, and all with pleasant views over the gardens. Two of the bedrooms are adjoining and could be separated if required. A family bathroom, separate WC, linen cupboard, and luggage room complete the first-floor accommodation.

Detached Oast House

A charming single roundel Oast house sits within the garden and provides ancillary accommodation – perfect for guest use, multi-generational living, a home office or continued use as a successful holiday let. The interior features an open-plan living/kitchen area, a shower room on the ground floor, and a spiral staircase leading to a mezzanine bedroom.

Gardens and Grounds

The gardens are a notable feature of the property. Designed to provide year-round interest, they wrap around the house and include well-tended lawns, colorful herbaceous borders, mature shrubs, cob nut trees, and a productive kitchen garden. A south-facing terrace provides the perfect setting for al fresco dining, and a gate gives direct access onto The Green. The property is approached via a gated driveway, offering ample parking and access to a detached double garage. Additional outbuildings include two substantial timber workshops and a summer house, ideal for hobbies or storage.

Location

Shipbourne is a picturesque and desirable village nestled between Tonbridge and Sevenoaks, with approximately 16 acres of surrounding common land and beautiful rolling Kent countryside. The village features a well-regarded primary school, the highly popular Chaser Inn, a tennis and cricket club, and St Giles Church, which hosts an award-winning weekly farmers' market. Both Tonbridge (approx. 4.1 miles) and Sevenoaks (approx. 6.6 miles) offer comprehensive shopping, dining, and leisure facilities, as well as mainline rail services to central London. Hildenborough station is also nearby (approx. 4.3 miles).





Tenure and other information

- Tenure: Freehold
- Services: LPG gas central heating, mains electricity, water and drainage

Energy rating and score

This property's energy rating is F. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

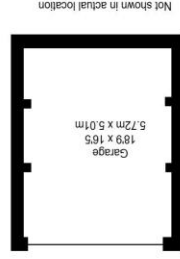
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	34 F	
1-20	G		

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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This floorplan is not to scale and for illustration purposes only



Approximate Floor Area
Main House = 263.0 sq m / 2831 sq ft
East House = 28.5 sq m / 306 sq ft
Outbuildings = 89.3 sq m / 962 sq ft
TOTAL = 380.8 sq m / 4099 sq ft

