



Crooke Oast
Crook Road | Brenchley | Tonbridge | TN12 7BE

 FINE & COUNTRY





Step inside

Crooke Oast

If your dream is to live in an oast house, this stunning Grade II Listed triple oast property on the outskirts of Brenchley has to be the ultimate. Surrounded on three sides by countryside as far as the eye can see and bordering the edge of the High Weald Area of Outstanding Natural Beauty, this delightful residence nestles in 2.67 acres of grounds with panoramic views over the North Downs.

It is approached through impressive solid wood gates that open onto gravel driveway leading to a large off road parking area and the cart lodge that includes a garage and a carport with EV charging.

There are fascinating outer period features including the roundels with Kent peg tiled roofs, traditional cowls and weatherboarding, however it is when you cross the threshold through the beautiful bespoke wood front door that you can begin to appreciate the superb internal features that make this property so special. Much of the ground floor is semi open plan and the front door opens into a hallway with herringbone brickwork and diamond pain ornamental glass that partially shields the impressive 36ft drawing room with exposed ceiling beams and interspersed with vertical beams as well as a stunning inglenook fireplace that continues the herringbone brickwork theme and includes a log burning stove. It is flanked by Tudor style wood doors to a utility room, storage facilities and a cloakroom.

At the other end of the drawing room there is a charming banquette, stairs to the first floor, bespoke storage cupboards and access to the three roundels. One makes a charming triple aspect dining room with French doors to the garden; another is a delightful and relaxing family sitting room with herringbone tiled flooring and the third incorporates a stunning kitchen/breakfast room. This has a range cooker, bespoke shaker style units with quartz worktops, dishwasher and an American style fridge freezer.

The spacious vaulted ceiling galleried landing with exposed beams leads to five bedrooms including three doubles in the roundels offering far-reaching views, a single beamed and vaulted ceiling bedroom that would be ideal as a nursery or study, a family bathroom, an airing cupboard and the exceptional principal suite. This consists of a very large dual aspect bedroom with a high vaulted ceiling and cross beams, a bespoke fitted dressing room with wood fronted cupboards and a luxurious bathroom with a stand-alone slipper bath and separate shower. There is also a cellar and plenty of storage facilities on the second floor.

The garden and surrounding grounds are equally delightful and includes a large wildlife pond with a raised seating area as well as a bridge and a boat, a pergola covered walkway to lawned areas and a charming block paved circular patio dining area with wonderful views. There are a plethora of superb mature and specimen trees and shrubs and wonderful wild flower areas that attract the local wildlife.





Seller Insight

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This has been a wonderful and unusual home but we are starting a new chapter in our lives but hope that another family will enjoy everything about this special place. We love the delightful views and being able to walk to the local village pubs including the Halfway House in Brenchley and the Hopbine in Petteridge. Brenchley is as popular with commuters today as it was 200 years ago when the 'Flower of Kent' stagecoach galloped back and forth from London to Brenchley three times a week in 1823.

The historic high street is made up of half timbered, tile hung white weatherboarding houses with some dating back to the 1200s including the Old Palace that now houses the local post office and stationers. There is a good primary school, the award-winning Grays café and 'cakery', and the characterful Little Bull that does amazing breakfasts and brunches, while the Halfway House is a quintessential village pub that has won the CAMRA Best West Kent Pub for more than 20 years and offers excellent ales and hearty pub food. An avenue of 400-year-old yew trees provide an impressive entrance to the Grade 1 Listed church, and you can stroll around the delightful village green or enjoy Brenchley Woods, which are ideal for walks with the dog, cycling or horse riding. Nearby Matfield is a friendly place with another village green, two pubs, a butcher's shop and the village hall with a post office and regular activities.

*The nearest station to the cottage is Paddock Wood which is about three miles away and where trains to London take between 40 minutes and an hour. The town also includes high street stores, individual shops, bars, restaurants as well as two primary schools and a good secondary school. Tunbridge Wells provides excellent additional educational facilities including a number of primary and secondary schools rated Outstanding by Ofsted including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school as well as the historic Tonbridge School.”**

* 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.











Travel

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| By Road: | |
| Brenchley | 0.9 miles |
| Matfield | 1.6 miles |
| Paddock Wood | 2.9 miles |
| Tonbridge | 7.9 miles |
| Tunbridge Wells | 7.5 miles |
| Dover Docks | 54.2 miles |
| Channel Tunnel | 38.2 miles |
| Gatwick Airport | 31.8 miles |
| Charing Cross | 50.7 miles |

| | |
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| By Train from Paddock Wood: | |
| London Bridge | 41 mins |
| Charing Cross | 52 mins |
| Ashford International | 27 mins |

Leisure Clubs & Facilities

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|------------------------------------|--------------|
| Brenchley and Matfield Bowls Club | 01892 723630 |
| Castle Hill Cricket Club | 01892 723920 |
| Brenchley and Matfield Tennis Club | 07903 044530 |
| Brenchley Squash Club | 01892 833609 |
| Moatlands Golf Club | 01892 723300 |

Healthcare

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|--------------------------|--------------|
| Howell Surgery | 01892 722007 |
| Tunbridge Wells Hospital | 01622 729000 |

Education

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|---------------------------------------|--------------|
| Primary Schools: | |
| Brenchley and Matfield Primary School | 01892 722929 |
| Somerhill (independent) | 01732 352124 |
| Hilden Grange Preparatory | 01732 351169 |

| | |
|--------------------------------|--------------|
| Secondary schools: | |
| Mascalls Academy | 01892 835366 |
| Tunbridge Wells Girls Grammar | 01892 520902 |
| Tunbridge Wells Boys Grammar | 01892 529551 |
| Hill View School for Girls | 01732 352793 |
| Tonbridge School (Independent) | 01732 365555 |
| Weald of Kent Grammar School | 01732 73500 |
| Hill View School for Girls | 01732 352793 |
| Tonbridge School (Independent) | 01732 365555 |

Entertainment

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| Oast Theatre |
| The Angel Centre |
| The Star |
| The Halfway House |
| The Hopbine |
| The Poet |

Local Attractions / Landmarks

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| Scotney Castle |
| Hop Farm |
| Tonbridge Castle |
| Iron Train Bridge |
| Spa Valley Railway |
| Ightham Mote |



GROUND FLOOR

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|---------------|-----------------------------|
| Entrance Hall | |
| Drawing Room | 32'0 x 17'8 (9.76m x 5.39m) |
| Kitchen | 14'6 diameter |
| Utility Room | |
| Dining Room | 14'8 diameter |
| Family Room | 14'6 diameter |

FIRST FLOOR

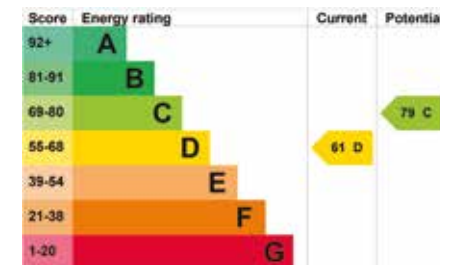
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|---------------------------|------------------------------|
| Principle Bedroom | 19'4 x 15'11 (5.90m x 4.85m) |
| Dressing Area | |
| En-Suite bathroom | 10'1 x 8'0 (3.08m x 2.44m) |
| Bedroom 2 | 14'8 diameter |
| Bedroom 3 | 14'3 diameter |
| Bedroom 4 | 14'6 diameter |
| Bedroom 5 | 7'5 x 7'0 (2.26m x 2.14m) |
| En-Suite bath/shower room | 8'0 x 7'5 (2.44m x 2.26m) |

SECOND FLOOR

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| Store Room 1 | |
| Store Room 2 | |

OUTSIDE

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| Offroad parking | |
| Garage | 16'2 x 9'3 |
| Open Garage | 16'2 x 8'7 |
| Cupboard storage area | |
| Gardens and grounds | |



Council Tax Band: G
Tenure: Freehold

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