



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

“ 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 Hoppbine 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

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

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

Leisure Clubs & Facilities

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

Howell Surgery	01892 722007
Tunbridge Wells Hospital	01622 729000

Education

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

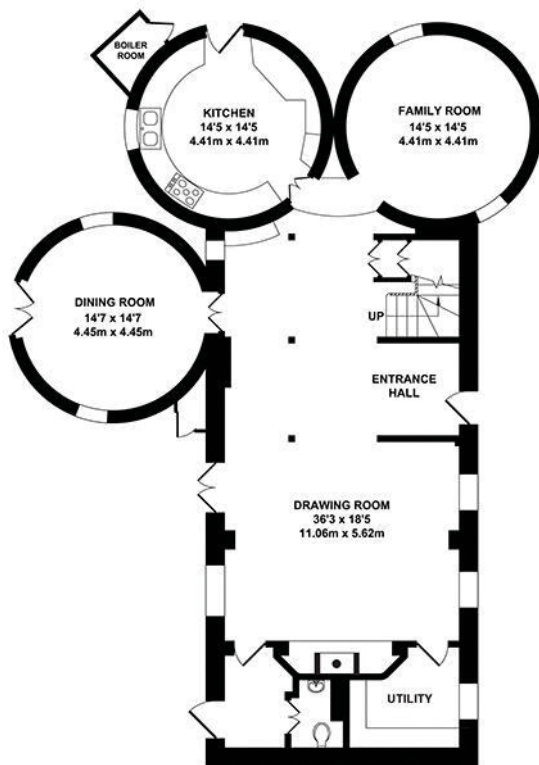
Secondary schools:	
Mascalls Academy	01892 835366
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
Tonbridge School (Independent)	01732 365555
Weald of Kent Grammar School	01732 73500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

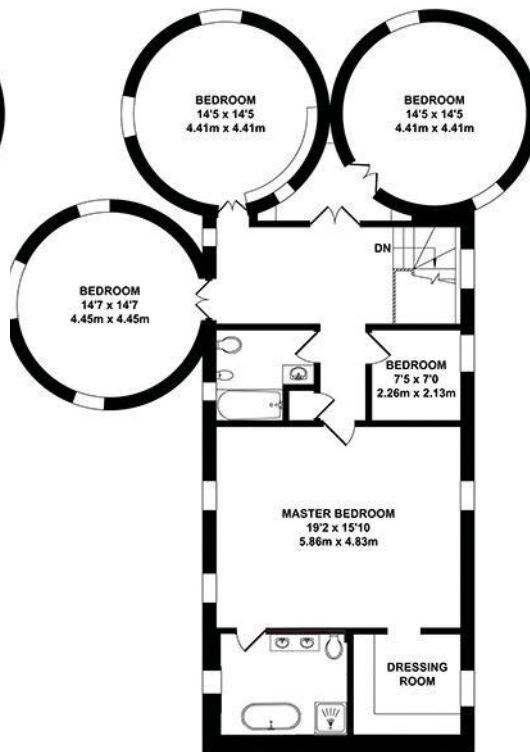
Oast Theatre
The Angel Centre
The Star
The Halfway House
The Hopbine
The Poet

Local Attractions / Landmarks

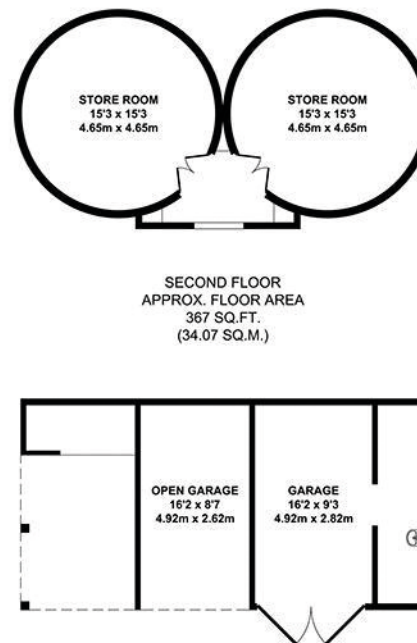
Scotney Castle
Hop Farm
Tonbridge Castle
Iron Train Bridge
Spa Valley Railway
Ightham Mote



GROUND FLOOR
 APPROX. FLOOR AREA
 1341 SQ.FT.
 (124.62 SQ.M.)



FIRST FLOOR
 APPROX. FLOOR AREA
 1335 SQ.FT.
 (124.01 SQ.M.)



GARAGE
 APPROX. FLOOR AREA
 379 SQ.FT.
 (35.30 SQ.M.)

TOTAL APPROX. FLOOR AREA 3423 SQ.FT. (318.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Zome Media ©2024

GROUND FLOOR

Entrance Hall
 Drawing Room 32'0 x 17'8 (9.76m x 5.39m)
 Kitchen 14'5 x 14'5 (4.41m x 4.41m)
 Family Room 14'5 x 14'5 (4.41m x 4.41m)
 Dining Room 14'7 x 14'7 (4.45m x 4.45m)
 Utility Room 14'8 diameter
 Family Room 14'6 diameter

FIRST FLOOR

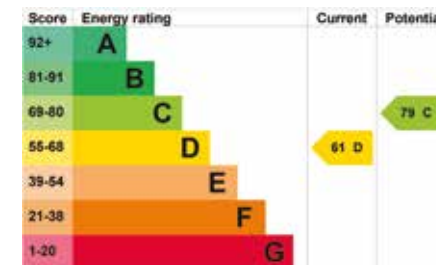
Principle Bedroom 19'4 x 15'11 (5.90m x 4.85m)
 Dressing Area 10'1 x 8'0 (3.08m x 2.44m)
 En-Suite bathroom 14'8 diameter
 Bedroom 2 14'3 diameter
 Bedroom 3 14'6 diameter
 Bedroom 4 7'5 x 7'0 (2.26m x 2.14m)
 En-Suite bath/shower room 8'0 x 7'5 (2.44m x 2.26m)

SECOND FLOOR

Store Room 1
 Store Room 2

OUTSIDE

Offroad parking
 Garage 16'2 x 9'3 (4.92m x 2.82m)
 Open Garage 16'2 x 8'7 (4.92m x 2.62m)
 Cupboard storage area
 Gardens and grounds



Council Tax Band: G
 Tenure: Freehold

Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX

