Lambert & Foster

EST 1900



MANOR OAST

BADSELL ROAD | FIVE OAK GREEN | KENT | TN12 6QR

A rare opportunity to purchase a deceptively spacious and immaculately presented four/five double bedroom semi-detached Grade II listed double roundel Kentish Oast house with No Onward Chain. Spanning over 3,700 sqft, five reception rooms for hobbies and entertainment, bespoke kitchen, dining room, gym and three bathrooms. The outside has beautiful, well stocked gardens on an approx. plot of 0.75 acres with a large driveway for multiple vehicles. The property is situated in Five Oak Green, just outside of the town of Paddock Wood which has a good range of amenities and main line station with links to London in under an hour.

Guide Price £850,000

FREEHOLD









MANOR OAST
BADSELL ROAD, FIVE OAK GREEN, KENT, TN12 6QR

- Grade II Listed Kentish Oast house with double roundels
- Over 3,700sqft of versatile family living accommodation
- Large driveway providing parking for multiple vehicles
- Beautiful plot of approx. 0.75 acres
- Easy reach of Paddock Wood mainline station offering links to London in under an hour
- No onward chain

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///launched.profiled.scoring

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil central heating

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Good Outdoor
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band G **EPC:** N/A

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** Speak to Agent **Rivers and the sea:** Speak to Agent **Surface Water:** Very Low **Reservoirs:** Unlikely **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built with tile roof, double roundels topped with cowls







PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competiton and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers. AML search fees will apply.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Manor Oast, Badsell Road, Five Oak Green, Tonbridge, TN12 6QR

Approximate Area = 3756 sq ft / 348.9 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Garage = 92 sq ft / 8.5 sq m
Total = 3890 sq ft / 361.3 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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