



Kilmaney Oast, Staplehurst Road, Marden, Tonbridge, Kent

OIRO £1,050,000 Freehold

SOLD

Attractive converted detached Oasthouse; 4 beds (1 en-suite), 4 receptions, plus conservatory. Light and characterful accommodation. Rural yet not isolated, an easy drive of facilities. Lovely surrounding views. Gardens and paddock, double garage parking, stable. NO CHAIN. Viewing highly recommended

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Description

This delightful unlisted residence could benefit from a little upgrading, but is a charming and sympathetic conversion offering well-proportioned, and light accommodation, with a wealth of beams and timbers throughout, (some restricted in height), feature areas of herringbone brick and timber on internal walls, wooden skirtings, 'old' pine internal doors with brass furniture, and an open fireplace. The spacious entrance hall doubles up as a flexible reception area, the triple aspect sitting room has an Inglenook styled open fireplace, from the kitchen/breakfast room you can thoughtfully enter the utility room, or the roundel both of which have access to the outside. Many of the rooms are at least double aspect affording great light and therefore taking full advantage of the surrounding country views. Set in delightful gardens with a separate access into the orchard/paddock area to the rear. Benefiting from a mixture of wooden framed sealed unit double glazed windows and Upvc windows, mains gas central heating (with the exception of the conservatory), and its own private drainage system. Viewing is highly recommended in order to appreciate what is being offered.

Situation

Approached over a private driveway, tucked away, yet not isolated, being located within a convenient drive of numerous and varied facilities and amenities. Staplehurst Village (about 2.5 miles) offers some local facilities including a primary school, nurseries, a Sainsburys, and a mainline station with frequent direct services to London (the journey taking just under an hour), and Ashford International. Being less than 4 miles from the pretty village of Marden, again offering local facilities, and the main line to London, and less than a 20-minute drive of Maidstone, the county Town of Kent. Therefore, there is plenty of choice for excellent schooling, access to major road networks, and to many local attractions including a number of vineyards, castles and historic woodland walks.

Directions

From the centre of Cranbrook proceed down the High Street into Stone Street, and bear left out of the Town merging with the Angley Road. At the crossroads continue straight over towards Staplehurst. Continue for about 7.8 miles, and as you approach a slight right-hand bend turn left into the private drive, (identified by our for-sale board), continue and the Oasthouse will be found on your left-hand side.

Accommodation

Ground Floor

Wooden entrance door into: -

Entrance Hall/Family Room: - Wooden turned balustraded staircase rising to the 1st floor with small storage cupboard under, 2 wall lights points, built in double coats/storage cupboard, windows to front and rear, door to cloakroom, opening to kitchen/breakfast room, and door to: -

Sitting Room: - Certainly a feature of this property being triple aspect with 5 windows overlooking the pleasant gardens, and beyond. Wooden and glazed panelled door to rear, 2 wall light points, Inglenook styled open fireplace with canopy.

Cloakroom: - small window to rear, low level WC, wash hand basin, and vinyl flooring.

Kitchen/Breakfast Room: -
Kitchen Area: double aspect with windows to front and side. Fitted in a



basic range of wood faced wall, base and drawer units, incorporating electric double oven and hob (not tested), tiled worktops and splashbacks, tiled flooring, and open to the Breakfast Area: carpeted flooring, 2 windows, door leading into: -

Utility Room: - Vinyl flooring, wooden faced base cupboards 1 housing the gas fired boiler serving hot water/central heating, plumbing for washing machine, further appliance space, wall mounted fuse board and central heating controls, window to rear, and stable door and window to the side.

Rear Lobby: - Doors leading off to either side, and door into: -

Conservatory: - Part brick construction with wooden framed sealed unit double glazed windows, double doors opening onto a patio, terracotta tiled flooring, electric heater, lighting, and door into double garage.

First Floor

Spacious Landing plus inner landing: - Access to loft, wall light, high level loft access, shelved storage cupboard, airing cupboard housing factory lagged cylinder and immersion, 1 restricted height beam, and doors to: -

Bedroom 1: - feature beamed mansard ceiling, double aspect with windows enjoying country views, built in double wardrobe cupboards, and 1 restricted height beam. Door to: -

En-Suite Bathroom: - with window to rear with views, suite comprising corner wooden panelled bath, wash hand basin, bidet, separate shower cubicle, and low-level WC. Vinyl flooring.

Bedroom 4: - window to the rear with views, and built in wardrobe cupboard.

Bedroom 3: - window to side with pleasant outlook plus feature high level window to rear, built in double wardrobe cupboard.

Main Bathroom: - window to the side, suite comprising bath with shower attachment above, low level WC, bidet, separate shower cubicle, and wash hand basin. Vinyl flooring.

Bedroom 2: - A fabulous roundel with double aspect windows to front and side

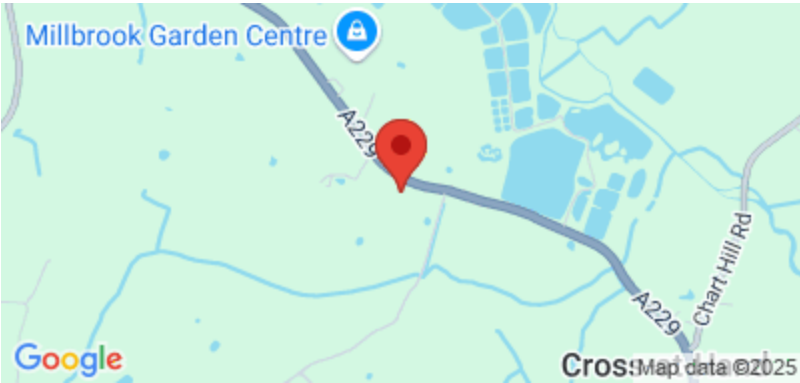
Externally

Set in 1.63 acres of formal gardens, orchard and paddock. Access is granted over a private drive initially, then a left turn into the driveway belonging to the Oast (over which Bogden Farmhouse has access to get to its garage etc.) where there is a timber store. Ranch style fencing and a 5 bar gate to the right leading into a drive which extends to the front and 1 side, providing extensive parking and turning. Small wooded type area with spring bulbs immediately to your right. DOUBLE GARAGE with pitched tiled roof, 2 up and over doors to the front, power and light connected, door back into conservatory, and a separate fuse box. Outside water tap, outside lighting, electric car charging point, small cupboard housing the gas and electric meters. Flat areas of lawn are edged and interspersed with mature borders, and a variety of mature trees. There is a brick path leading to the entrance door, a path extends across the front around to 1 side and onto the rear where there is a natural pond, further areas of lawn, and a patio adjoining the conservatory. The front lawn leads onto an old timber stable block. The top section is arranged as orchard and paddock with a separate access gate.

Agents Note: - Maidstone Borough Council. Tax Band G . In line with money laundering regulations (5th directive) all purchasers will be required to allow us to verify their identity and their financial situation in order to proceed.



Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.