



A UNIQUE AND DECEPTIVELY SPACIOUS CONVERTED BARN PROVIDING EXCELLENT FAMILY ACCOMMODATION

LONG OAST, MAIDSTONE ROAD
BELTRING, TONBRIDGE, KENT, TN12 6PY

Guide Price £1,175,000, Freehold



SET WITHIN WONDERFUL GARDENS AND GROUNDS OF 1.8 ACRES

- Character features
- Versatile accommodation
- Well proportioned
- 5 Bedrooms • 3 Bathrooms • 6 Receptions
- Glorious landscaped gardens
- Paddocks
- Detached double garage with room over
- EPC Rating = D
- Council Tax = G

Description

Long Oast is a unique converted barn of great character with spacious and versatile accommodation amounting to over 4,200 sq ft. The property was formerly a working oast and dates from the mid 1820s and was converted in 1992. Features include a bespoke kitchen, modern bathroom suites, underfloor heating in the drawing room and en suite bathroom, exposed timbers, high ceilings, radiator covers, tiled and wooden floors and thumb latch doors. Of particular note are the glorious landscaped gardens with open views across the paddock and beyond. This attractive small holding amounts to about 1.8 acres.

- The principal reception rooms provide versatile and well-proportioned areas for formal entertaining and family living. The drawing room has a brick fireplace with wood burning stove and double doors to the rear garden, the dining room has an outlook to the front and a serving hatch to the utility room, and the sitting room and games room are both double aspect. The sitting room is split level and features a brick fireplace with wood burning stove.
- The impressive kitchen/breakfast/family room is ideal for modern family living with a pair of double doors opening to the side terrace and an outlook to the front and rear. The kitchen is fitted with a range of bespoke base cupboards with granite work surfaces incorporating a double butler sink. Appliances include a 2 oven gas Aga with gas companion, a dishwasher and space for a fridge freezer.
- There are two studies, one of which has fitted office furniture.
- Completing this floor are two cloakrooms and a spacious utility room with storage, a fridge and freezer and space for appliances.
- The master bedroom features open stud work and a large skylight window with far reaching views over the land. The modern en suite bathroom is fitted with a contemporary suite featuring a roll top bath.
- There are four further double bedrooms, all with attractive views over parts of the garden. Two feature open stud work and have wardrobes.
- Completing the accommodation is the well-appointed family bathroom with separate shower cubicle, and a separate shower room with basin and access to a generous eaves storage.
- The house is approached over a sweeping drive which leads to a parking area and the detached double garage. The drive continues to a turning circle to the front of the house. The garage has two up and over doors, a sink, a W.C. and an external staircase leading to a useful recreational room to the first floor.





- The wonderful gardens provide a delightful backdrop to the property with year round interest. There are terraces to the west and east of the house providing ideal areas for al fresco entertaining. To the south is a part wall enclosed gravelled garden which provides complete privacy and has a fruit bearing peach tree and rose arbor. The majority of the garden is laid to lawn interspersed with specimen trees and well stocked shaped beds including a charming knot garden with roses. There is a timber gazebo with an octagonal decked area and wooden railings flanked by bog plants. A vegetable garden comprises a number of raised beds, a fruit cage and a polytunnel.
- There are two paddocks amounting to about 0.7 of an acre. One of which is currently used as a pig run.
- Further land available by separate negotiation

Situation

Long Oast is situated between the village of Beltring and Paddock Wood which has a range of amenities, including a selection of shops, schools, sports facilities, supermarkets, public houses and restaurants.

- **Comprehensive Shopping:** Tonbridge (7.4 miles), Tunbridge Wells (8.4 miles) and Bluewater Shopping Centre.
- **Mainline Rail Services:** Beltring (1 mile) to Paddock Wood. Paddock Wood (1.4 miles) to London Bridge/Charing Cross/Cannon Street.
- **Primary Schools:** Paddock Wood, East Peckham, Hadlow & Tonbridge.
- **Secondary Schools:** Mascalls in Paddock Wood. Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School. Maidstone Girls Grammar. Knole Academy, Weald of Kent Grammar and Trinity Secondary Schools in Sevenoaks.
- **Private Schools:** The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Kent College, Tonbridge and Sevenoaks Schools. Shernolds in Maidstone.
- **Leisure Facilities:** The Hop Farm, Putlands Sports & Leisure centre. Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming and sailing.
- **Communications:** The A228 provides access to the M20 providing a link to the M25. The A21 also provides links to M25 which in turn links to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel rail terminal.

Tenure Freehold

Services Mains gas, electricity and water connected. Private drainage. Underfloor heating in the drawing room and en suite bathroom.

Local Authority Maidstone Borough Council, Maidstone

Outgoings Tax Band 'G'. Charge for 2019/2020 £3,051.32

Directions

From the A21 take the left hand lane to the A26 slip road to Tonbridge. At the roundabout, take the 2nd exit onto Woodgate Way/A26, continue onto Whetstead Road/A228. Follow A228 to Beltring Road. At the roundabout take the third exit (B2160). The drive for Long Oast will be the second on the left.



FLOORPLANS

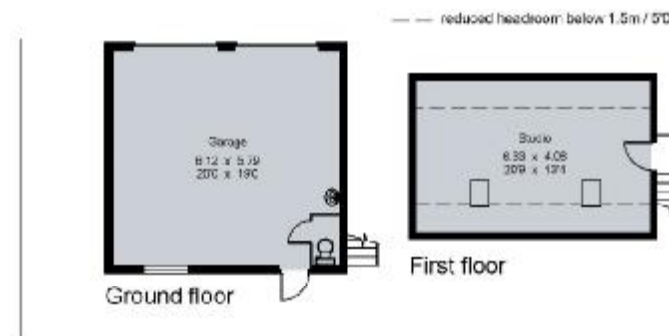
Gross internal area: 4278 sq ft, 397.4 m²

Long Oast, Paddock Wood

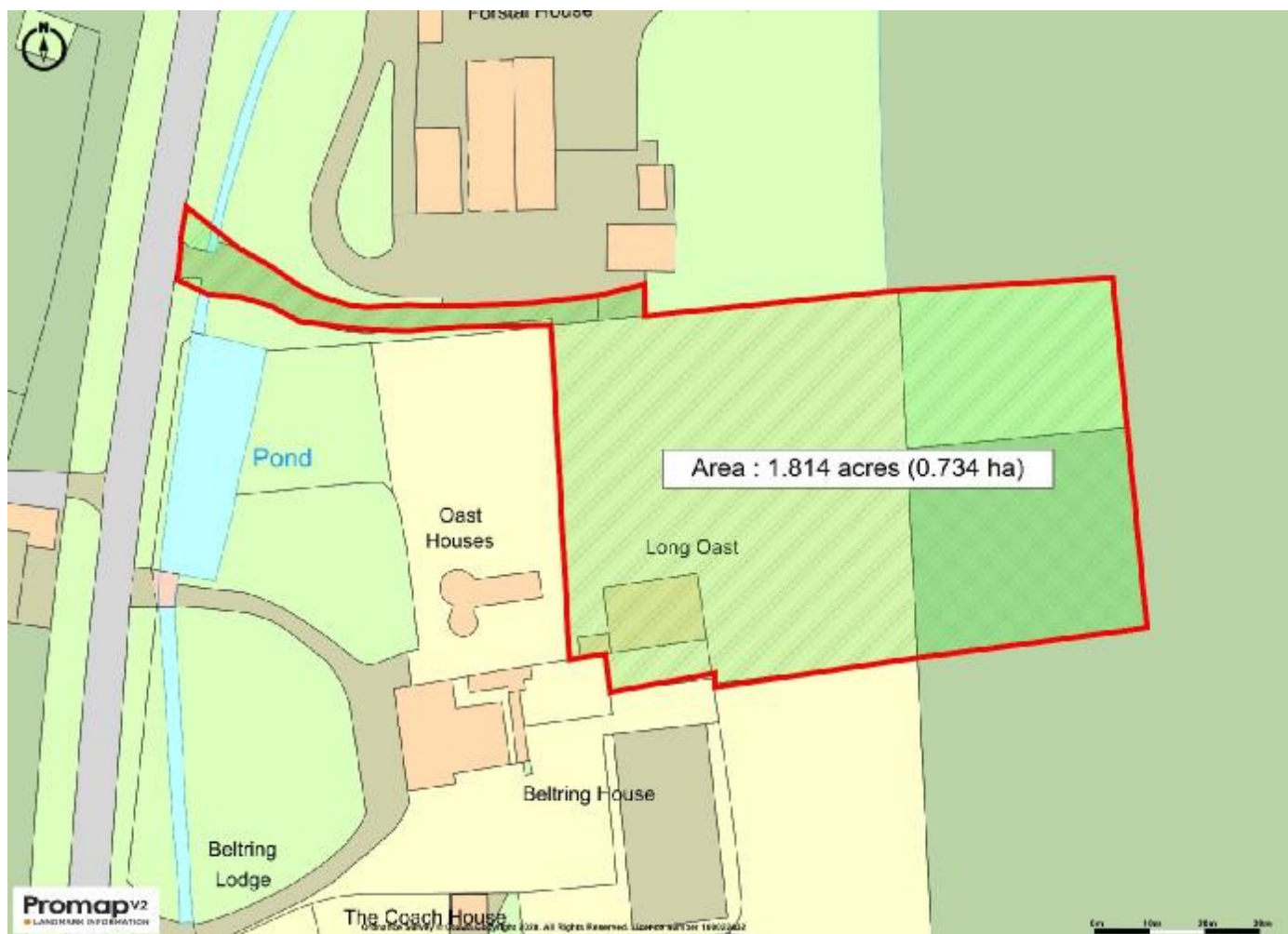
Gross internal area (approx) 397.4 sq m/ 4,278 sq ft

Outbuilding 62.2 sq m/ 670 sq ft

Total 459.6 sq m/ 4,947 sq ft



For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential
100-91	A		
91-81	B		
81-65	C		
65-55	D		
55-48	E		
48-35	F		
35-1	G		
Energy efficient, top rating score			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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