



Pokehill Farm Oast House, South Farm Lane, Langton  
Green, Kent

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# Pokehill Farm Oast House, South Farm Lane, Langton Green, Tunbridge Wells, Kent TN3 9JN

A stunning Twin Oast and Barn conversion situated in a delightful semi rural setting far away from main roads yet easily accessible.

1.8 miles Tunbridge Wells town and mainline station (Charing Cross/Cannon Street 50 minutes), Tonbridge 8.5 miles (Charing Cross/Cannon Street 44 minutes), Gatwick Airport 20 miles

Entrance hall | Drawing room | Kitchen/dining room | Utility room | Cloakroom | Sitting room  
Principal bedroom with en suite | 3 Further bedrooms | Family bathroom | Swimming pool  
Outside covered dining area | Garden | Pond  
About 1.19 acres | EPC rating 'D'

## The property

A stunning detached twin Oast and Barn conversion situated in a delightful semi rural yet easily accessible location away from main roads.

Pokehill Farm Oast has attractive elevations of brick partially relieved by weatherboarding under a pitched tiled roof.

The accommodation is light and thoughtfully planned retaining much character yet ideal for modern living.

On the ground floor the kitchen/breakfast/dining room dominates the space and connects to the other principal reception rooms, drawing room, sitting room and the utility room.

The kitchen has been fitted by Clive Christian and incorporates, an Island and appliances  
The utility room is of a good size and incorporates the cloakroom. This is almost a

secondary kitchen - ideal for entertaining.

The drawing room enjoys a triple aspect, doors to outside terraces

On the first floor the four bedrooms are generously proportioned two of which are in the roundels. The principal bedroom suite incorporates a huge en suite bathroom (formally the 5th bedroom), as well as a family bathroom.

## Outside

The property is approached over a long private drive. The Oast has extensive parking for numerous vehicles.

The gardens are a distinct feature- being mature interspersed with shrubs and mature trees.

The garden incorporates an impressive terrace with steps leading down to an a lower decked terrace with heated outdoor swimming pool, outside covered dining area.

Further land available by separate negotiation.















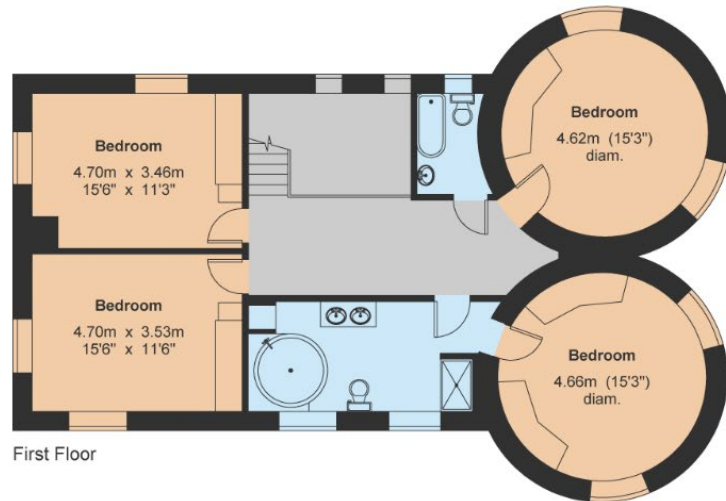






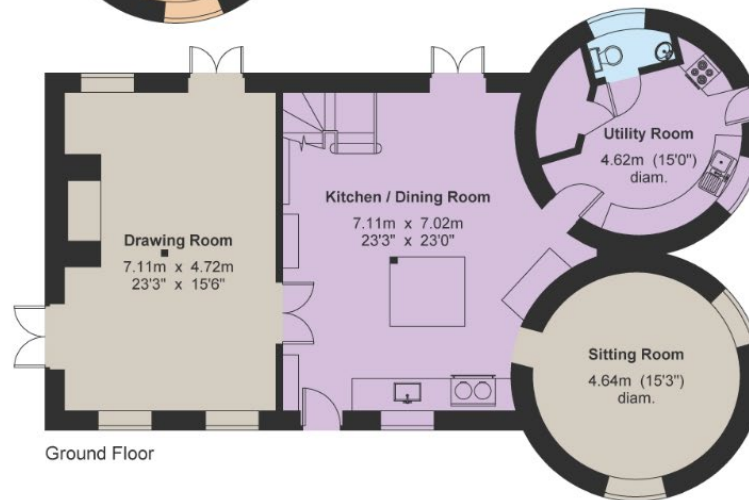






## Poke Hill Farm Oast House

Gross Internal Area : 226.5 sq.m (2,438 sq.ft.)



## Location

Royal Tunbridge Wells is within easy reach and offers a comprehensive range of shopping, recreational and cultural amenities.

Schooling in the area is strong in both the private and state sectors- Holmewood House prep school is close by in Langton, as is Kent College at Pembury, Tonbridge and Sevenoaks Schools.

Leisure activities in the area include riding and walking in the surrounding countryside, sailing on Bewl Water, Golf at a number of interesting courses in the area.

## Directions

From Langton Green proceed south down Broom Lane. Follow the lane to its conclusion and intersection with Hillswood Road. At the crossroads take a sharp turning on the right (signed Crestala Fencing) follow the drive taking the fourth turning on the right. Proceed over the stream and up to Pokehill Oast on the left.

## General

Local Authority: Tunbridge Wells Borough Council

Services: Mains electricity and water

Council Tax: Band 'H'

Guide Price: £1,550,000

## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

**01732 459900**

sevenoaks@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

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