

Pond Oast
Bells Farm Road
East Peckham



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A charming five-bedroom oast house with an abundance of character, generous gardens and far-reaching countryside views, set in a peaceful rural position close to East Peckham.

Pond Oast is a handsome detached family home incorporating two traditional Kentish conical oast roundels, set within beautifully maintained gardens and surrounded by open countryside. Extending to more than 4,000 sq ft, the property has five bedrooms, four versatile reception rooms and a wealth of period character, with exposed beams, original timbers and attractive architectural details throughout. The original oast dates from 1837 and was converted by the existing owners in 1973.

The principal reception room is the generous drawing room, featuring exposed ceiling beams, a handsome Tudor fireplace, a fitted bar and built-in storage, together with twin sets of sliding doors opening onto the west-facing gardens. There is also a comfortable sitting room overlooking the rear garden, while the two conical oast roundels accommodate a formal dining room, with French doors opening to the garden, and a well-appointed kitchen, fitted with a range of base and wall units, a breakfast bar and integrated appliances. Adjoining the kitchen is a practical utility room providing additional storage and space for household appliances.

The first floor is centred around an impressive galleried landing, where impressive features, including the original winch and exposed timber framework, reflect the building's agricultural heritage. There are five well-proportioned bedrooms and two family bathrooms, each fitted with both a bath and a separate walk-in power showers. Also on this floor is a superb 32ft games room, enjoying elevated views across the surrounding countryside and offering excellent additional space for entertaining, recreation or family living and provides access to the substantial loft space. The games room could be converted to further bedroom accommodation if required.

4,218 sq ft (392 sq m)

4 reception rooms

5 bedrooms

3 bathrooms

Garage

9.08 acres

Freehold

Guide price £2,000,000



The property is approached through a traditional five-bar timber gate with electronic remote control onto a long driveway leading to a turning circle and generous parking area in front of the house, with access to the integrated garage with electric remote sectional door. .

The garage provides further parking, storage and workshop space and offers potential for conversion to additional accommodation, subject to the necessary consents. The wraparound gardens are a particular feature, comprising a west-facing terrace for outdoor dining, expansive lawns, established hedgerows and mature specimen trees. Adjoining the garden to the west is an area of agricultural land approx. 7.36 acres included in the sale, which is currently let to a local farmer.

In all approx. 9.08 acres.

East Peckham is a charming and vibrant village community, surrounded by beautiful rolling Kent countryside, yet within easy reach of day-to-day amenities and transport connections. The village has a primary school, a parish church, a village hall and several local shops cafés, restaurants and other amenities, including a popular garden centre.

Nearby Tonbridge and Paddock Wood railway stations provide regular services to London.

Postcode: TN12 5NA

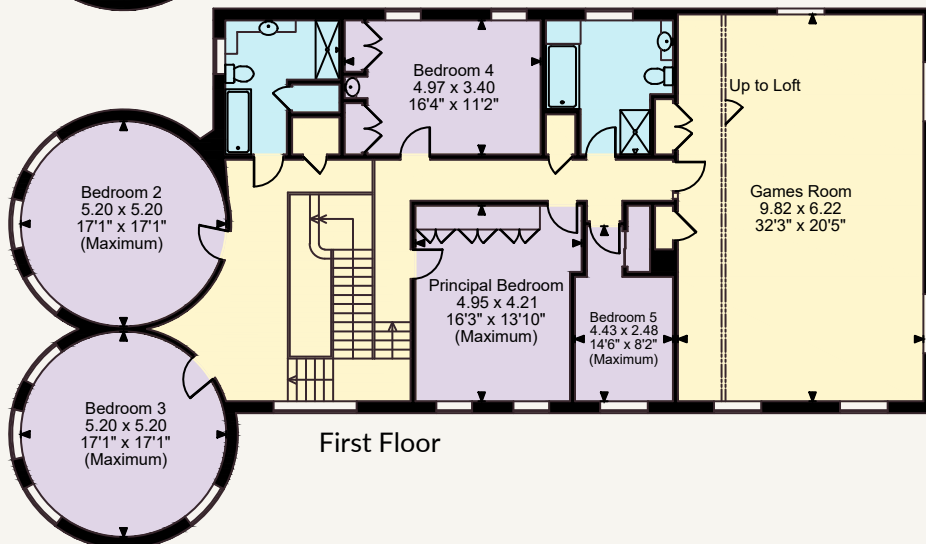
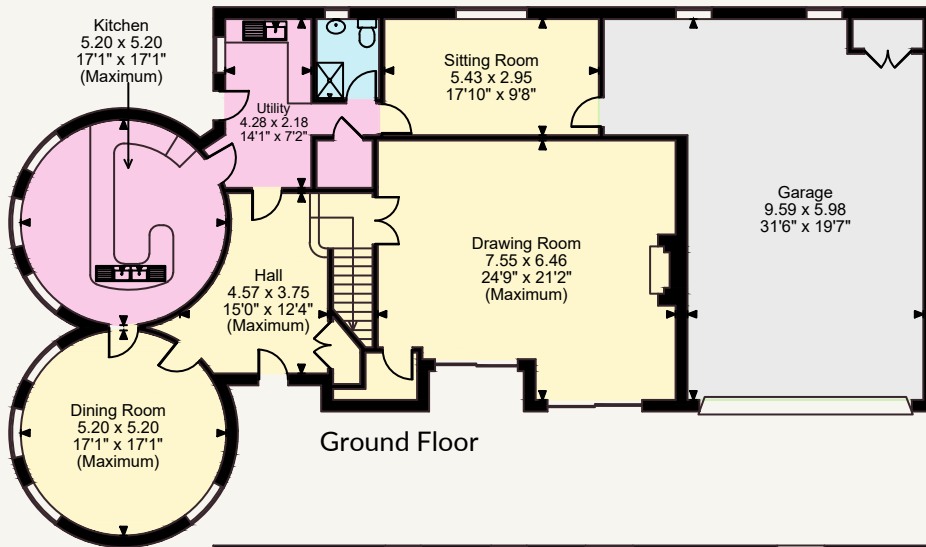
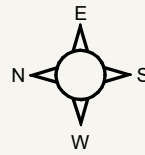
General

Local Authority: Tonbridge and Malling Borough Council
Services: Mains electricity and water. Oil fired central heating. Private drainage to septic tank. We understand the private drainage at this property may not comply with the relevant regulations and further information is being sought.

Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Pond Oast, Bells Farm Road, East Peckham, Tonbridge
 Main House internal area 4,218 sq ft (392 sq m)
 Garage internal area 688 sq ft (64 sq m)
 Total internal area 4,906 sq ft (456 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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