



# 125

— YEARS OF —

**Lambert  
& Foster**



# Lambert & Foster



## CROOKE OAST

BRENCHLEY

*An opportunity to purchase a staple of the Kent countryside with this exquisite Grade II listed triple roundel Oast house situated in a semi-rural, elevated position with far-reaching, westerly facing views over the Weald. The home offers sleek and versatile accommodation of over 3,000 sq.ft over two floors with three reception rooms, a cellar, a bespoke fitted kitchen, five bedrooms with the principal benefiting from a fitted walk-in wardrobe and en-suite bathroom. The family bathroom completes the first floor. Links to London Bridge within 40 minutes from Paddock Wood station.*

*Offered to the market with NO FORWARD CHAIN.*

Guide Price £1,500,000-£1,600,000

FREEHOLD







## CROOKE OAST

CROOK ROAD | BRENCHELY

- An impressive detached GII listed five bedroom Oast house
- Situated in an elevated semi-rural location, on the outskirts of Brenchley
- Land extending approximately 2.68 acres (TBV)
- Three reception rooms, bespoke kitchen, utility, cellar and w/c
- Gated driveway providing ample off-road parking as well as a double cart lodge garage with EV charging
- Approximately 3 miles distant from the mainline station and amenities at Paddock Wood

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold.

### SERVICES & UTILITIES:

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

**Sewerage:** Private drainage services connected but not tested. **Heating:** Oil fired central heating.

**BROADBAND:** Available as Standard, Superfast and Ultrafast.

**MOBILE COVERAGE:** EE and O2 good/variable.  
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band G **EPC:** D (61)

**COVENANTS:** Covenants relate to this property please contact the office for more information

**FLOOD & EROSION RISK:** **Property flood history:** None known. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Unlikely. **Groundwater:** No.

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built triple set roundels under a Kent peg roof, the stowage is part brick part timber clad under a slate roof.





## DESCRIPTION CONTINUED

The electric double gates off Knowle Road open onto the circular gravel driveway and double car port garage with store. You are immediately greeted by the expansive views to the West and the impressive Oast house behind. The property sits with its plot of approximately 2.68 acres featuring mature borders, well-tended lawns, a tennis court, a swimming pond with raised decking area. The secondary paddock also benefits from separate gated access from Knowle Road. The town of Paddock Wood is approximately 3 miles and provides wider amenities, schools and a mainline station with links into London in under an hour.

**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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

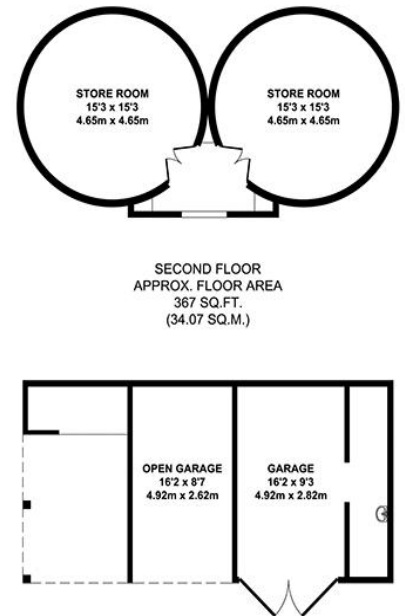
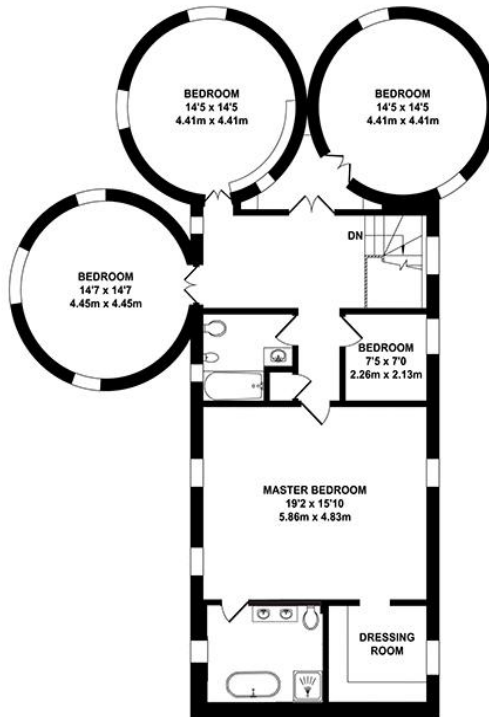
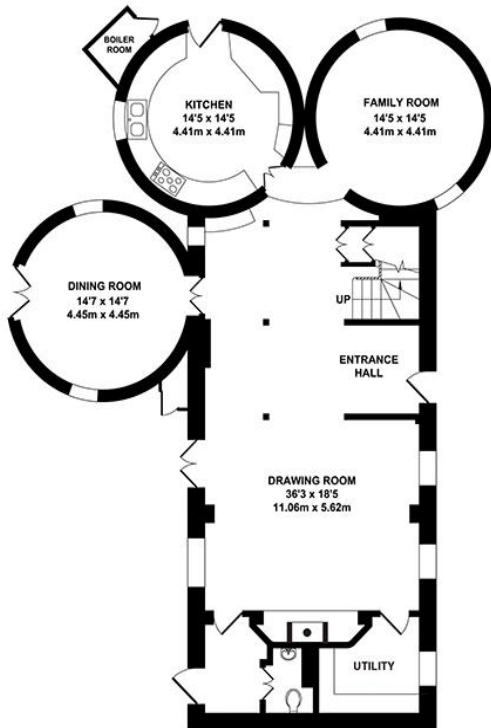
**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main 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.



## FLOORPLANS

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

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



**TOTAL APPROX. FLOOR AREA 3423 SQ.FT. (318.00 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### OFFICES LOCATED AT:

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Hillhurst Farm, Stone St,  
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