



The Oast House, Tea Garden Lane

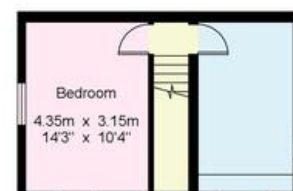
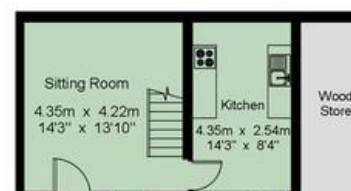
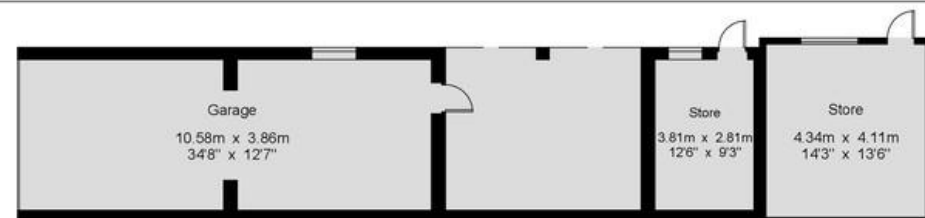
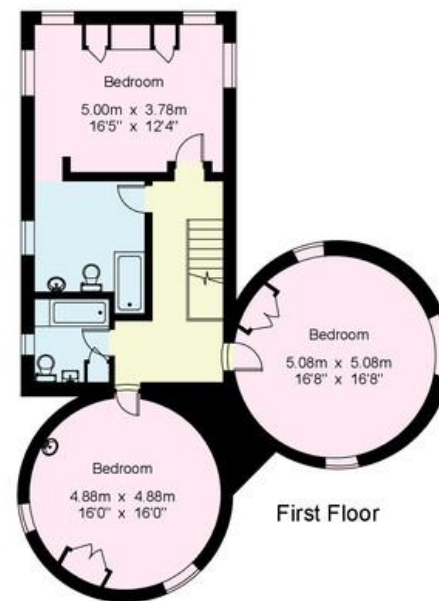
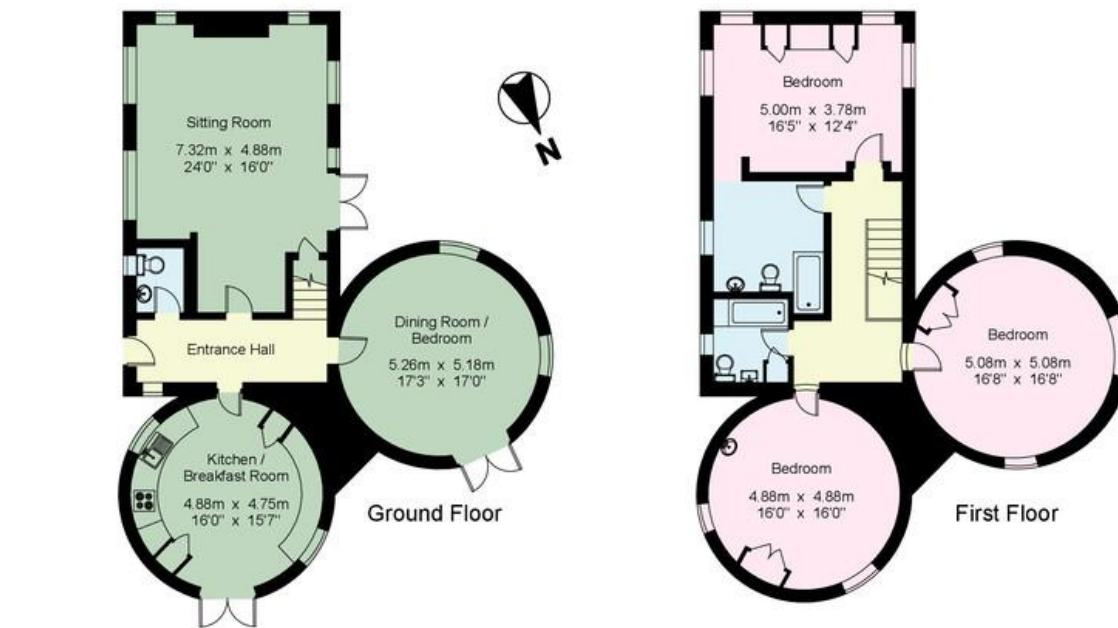
Tunbridge Wells, TN3 9JH

SUMNER PRIDHAM

A charming, detached, twin roundel, Oast House with attached barns and 2 acre paddock, set in an idyllic quiet country lane within 2 miles from Tunbridge Wells mainline station and the Pantiles. Planning permission exists to convert a 2 storey barn into an annexe. The mellow brick and weatherboarded outbuildings enclose a delightful formal garden bounded by a brook with views beyond to its own paddock.

Hall, Cloakroom, Sitting Room, Kitchen/Breakfast Room, Reception Room/Bedroom 4, 3 Bedrooms, 2 Bathrooms, Office/Studio, 2 Storey Barn (with pp to convert), 2 Car Garage, Oil Fired Central Heating, Private Drainage, Garden and 2 acre paddock (not measured).

Guide price £1,250,000 Freehold



Ground Floor

First Floor

The Oast House

House - Gross Internal Area : 170.5 sq.m (1836 sq.ft.)
Small Barn (PROPOSED) - Gross Internal Area : 61.8 sq.m (665 sq.ft.)
Studio - Gross Internal Area : 28.4 sq.m (305 sq.ft.)
Outbuilding - Gross Internal Area : 92.6 sq.m (996 sq.ft.)



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Property Description

- ◆ Set in an exceptional and highly private country setting, yet within just two miles of Tunbridge Wells mainline station and the historic Pantiles, this distinctive detached twin-roundel Oast House offers a rare combination of character, charm, space and tranquillity, with a range of attractive weatherboarded outbuildings and approximately 2.47 acres of grounds.
- ◆ Approached from a quiet country lane, the Oast House is set well back behind a stone wall, with a brick pathway leading to a pitched, tiled covered porch and handsome Oak front door.
- ◆ The front elevation is particularly enchanting, beautifully framed by stunning Wisteria and climbing hydrangea.
- ◆ At the heart of the property is a wonderfully secluded courtyard-style garden, enclosed by the distinctive Oast roundels and matching weatherboarded outbuildings.
- ◆ Beyond the garden, a charming babbling stream separates the house from the attached paddock, with attractive views towards the woodland beyond.
- ◆ The grounds provide an exceptional degree of privacy and offer exciting potential for a swimming pool, tennis court, paddock or the keeping of horses or sheep, subject to any necessary consents.
- ◆ The house retains a wealth of character, including the property's distinctive Crittall leaded-light windows, which feature throughout.
- ◆ A spacious entrance hall with quarry-tiled flooring leads



- to a cloakroom and the principal reception rooms.
- ◆ The triple-aspect sitting room is an inviting and characterful space, featuring a herringbone oak floor, fireplace with multi-fuel stove and an oak bench with useful storage.
- ◆ French doors open onto a brick terrace overlooking the stream, creating a particularly appealing connection between the house and its beautiful surroundings.
- ◆ The dining room, formerly one of the roundels, enjoys a wonderful triple-aspect outlook, including French doors to outside, and could equally serve as a fourth bedroom.
- ◆ The kitchen, also occupying one of the former roundels, is a particularly distinctive room, with curved solid-wood worksurfaces, bespoke cabinetry and a triple-aspect outlook.
- ◆ French doors open directly onto the formal garden, with a brick pathway leading across to the home office/studio.
- ◆ A staircase rises to a beautifully light first-floor landing, with views towards the paddock and woodland backdrop.
- ◆ The principal bedroom is a lovely, light and spacious room, enjoying a rare triple aspect with south, west and east-facing windows and attractive views over the surrounding countryside.
- ◆ The two Oast roundels provide particularly characterful double bedrooms, each enjoying beautiful views, while two bathrooms, including a Jack-and-Jill arrangement, complete the accommodation.
- ◆ Outside, the property's collection of weatherboarded outbuildings adds considerable versatility.
- ◆ One provides an established home office/studio, while planning permission has been granted for the conversion of the adjoining two-storey barn into an annexe, providing an exciting opportunity to further enhance the property.
- ◆ A double garage and extensive off-road parking complete the outside accommodation.
- ◆ This is a truly individual home, combining the distinctive architecture and charm of an historic Oast House with an exceptional degree of privacy and wonderful country surroundings, while remaining remarkably convenient for Tunbridge Wells and its mainline connection to London.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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