

# EGYPT OAST, CRYALS ROAD

BRENCHLEY - : £1,695,000





# Egypt Oast, Cryals Road

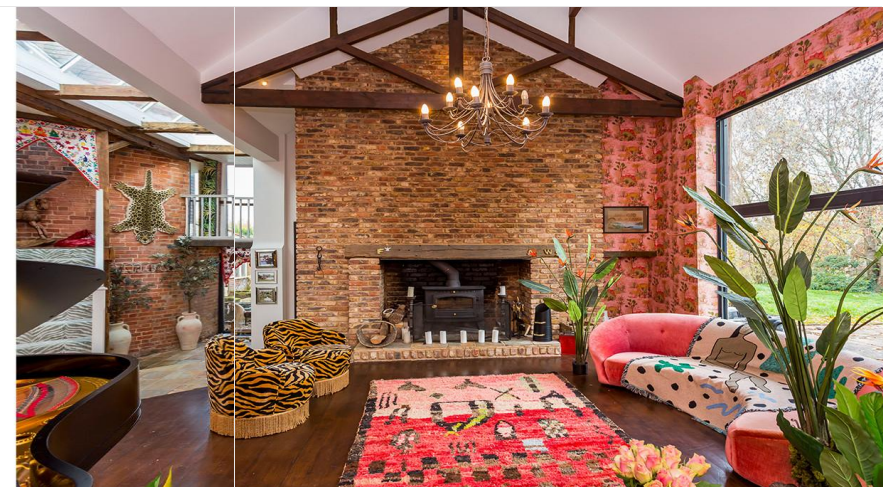
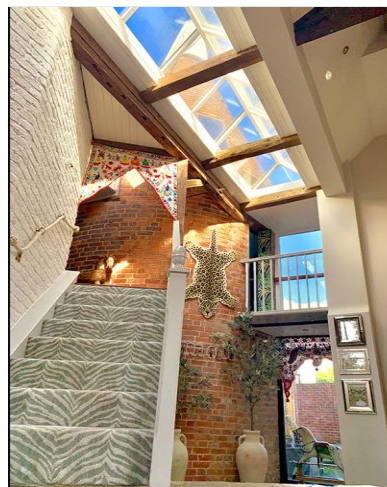
Cryals Road, Matfield, Tonbridge, TN12 7HR

**A stunning oast conversion situated in a quiet position on the outskirts of Brenchley. Offering approx. 4000 sqft of living accommodation nestled in 4 acres of gardens including a paddock and children's play area plus additional outbuildings this interior designed house makes a wonderfully spacious home in a desirable location.**

A stunning, recently renovated oast conversion situated in a quiet position on the outskirts of Brenchley, part of the High Weald Area of Outstanding National Beauty.

Offering approx. 4000 sqft of living accommodation nestled in 4 acres of gardens, including a paddock and children's play area plus additional outbuildings, this high-spec interior designed house makes a wonderfully spacious home in a desirable location.

The entrance door on the ground floor opens to the impressive hallway with a glass atrium vaulted ceiling which opens up to the stunning drawing room with its large brick fireplace and wood-burning stove. This room has double height vaulted ceiling and bi-folding doors opening to the formal terrace area and gardens beyond. To the rear of this room is the large children's playroom, with further access to the rear garden. There is an elegant, cosy snug with hand-made cabinetry and a large window giving views to the front. The dining room, accessed through a brick archway, is situated in the roundel, and combines the old oast's authentic feel with contemporary interiors. The room is impressively wallpapered throughout. The kitchen, featuring hand-painted Moroccan encaustic tiles, has a central island and a range of handmade cabinets and drawers. With its oak worktops and a brand-new AGA fitted alongside a modern halogen hob and a NEFF oven, the room is another example of how the property blends traditional and contemporary. There is ample space for casual dining in the orangery adjacent to the kitchen. A cloakroom, a study and a boot room complete the ground floor.









There are two staircases providing access to the first floor with one leading up from the kitchen and the second from the entrance hall giving a wonderful aspect of the reception hall over a galleried landing. There are four bedrooms on this floor with the master bedroom enjoying a double-height vaulted ceiling and large windows overlooking the gardens. The en-suite has been inspired by the owners' exotic travels and is open to the bedroom, offering a large double walk-in shower with his & hers waterfall shower, matching sinks set on blue marble top and a freestanding brass bath as well as a WC tucked around the corner.

There is a further en-suite bathroom serving the large guest bedroom, plus two further bedrooms, family bathroom and laundry room.

Two more staircases lead up to the third floor with one taking you to the round-shaped within the oast, and another to a more traditional bedroom with a large range of fitted wardrobes. The property enjoys a beautiful setting within the Kent countryside in grounds of approximately 4 acres (TBC) which consist of formal gardens and a children's play area with a wooden playhouse and slide & swing set as well further paddocks, and lovely secluded pond. There are outbuildings which include an oak framed double garage with ample parking for two cars and a home office above to the front, a detached barn with considerable conversion potential to the rear. The property is situated minutes from Tonbridge station with fast & frequent services to London, as well as nearby villages of Brenchley, Matfield and Horsmonden which offer local stores, walks and award-winning pubs and restaurants.

Step up to front door with double height glazed windows either side.

#### **ENTRANCE HALL:**

Stone floor opening to double height reception hallway with vaulted ceiling, double glazed bifold doors to garden, aluminium framed windows to rear and side, log burner set into exposed brick fireplace, wood flooring, galleried landing via staircase to first floor.

#### **CLOAKROOM:**

Frosted window to rear, Burlington sink with matching taps, Burlington WC, panelled walls and wood floor, designer wallpaper.

#### **PLAY ROOM:**

Windows to rear and side, door to garden, high ceiling.

#### **STUDY:**

Window to front, wood floor.

#### **SNUG:**

Double window to front, window to side, wood floor, radiator, hand-built cabinetry.

#### **BOOT ROOM:**

Double glazed door to side, sink with drainer with cupboards and storage under, space for coats and shoes, cloakroom with WC and sink, double glazed window to side.

#### **DINING ROOM:**

Situated within the Roundel and with double height, exposed brick exterior walls and windows to rear, walk way above to main bedroom.

#### **REAR LOBBY:**

Back stairs to first floor, butlers cabinet, steps up to:

#### **KITCHEN:**

Hand built wall and floor cupboards and drawers in shaker style with solid wood work surface, double butler sink with gold mixer tap and hand held spray attachment, new AGA fitted into chimney recess with decorative tiled splashback and exposed brick surround, space for dishwasher and fridge/freezer, central island with halogen hob, eye level Neff oven and microwave, space for dining table in adjacent orangery, double glazed door to side, tiled floor.

#### **LANDING:**

Open galleried landing with dual exposed brick walls, wood floor, staircases to 2nd floor, large linen cupboard.

#### **BEDROOM:**

Window to side, original exposed beam.

#### **FAMILY BATHROOM:**

Fitted with bath, WC, sink unit and separate shower cubicle. Window to side, heated towel rail and fully tiled walls and floor.

#### **BEDROOM:**

Double room, double aspect windows to front and side, radiator

#### **LAUNDRY ROOM:**

Space and plumbing for washing machine and tumble dryer, double sink, window to side, cupboard housing hot water tank, thermostat.

#### **BEDROOM:**

Windows to side and rear, built in wardrobe, wallpapered throughout.

#### **EN-SUITE:**

Shower room, double walk in shower, WC, sink, tiled walls and floor, window to side, heated towel rail.





Always kiss  
me goodnight





**MAIN BEDROOM:**

Walkway above dining area to bedroom, double-height room with vaulted ceiling and round feature window, tiled rug inset to floor, two double height windows providing views over garden, built-in wardrobe with LED light system.

**EN-SUITE:**

Steps down to en-suite with freestanding brass bath, double walk in shower with his and hers waterfall heads and hand held attachments, WC, dual sinks set into blue marble top and stunning mother of pearl floor, mirror tiled walls.

**BEDROOM:**

Staircase leading to oast bedroom, windows.

**BEDROOM:**

Large double bedroom with views, large bank of windows.

**LOCATION:**

Egypt Oast is situated on Cryals Road only 1 mile from the heart of the picturesque village of Brenchley. The village has an excellent primary school and village store and a good range of local facilities including two award winning country pubs, butcher, delicatessen and post office. The nearby village of Horsmonden also has a range of amenities and there are excellent secondary school options locally. Paddock Wood (3 miles) has a large Waitrose supermarket, a department store, coffee shop and a mainline station serving Central London in approximately 45 minutes. The vibrant spa town of Tunbridge Wells is 7 miles distant and has an array of well-regarded restaurants, independent shops and leisure facilities. The A21 is just 1 over mile away serving access to the M25 and an escape to the coast in the other direction.

**TENURE:**

Freehold

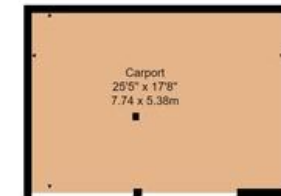
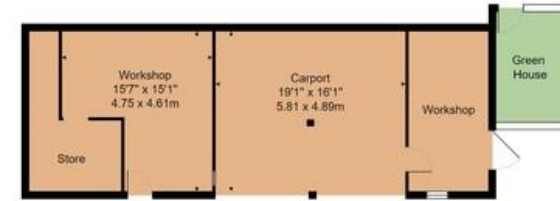
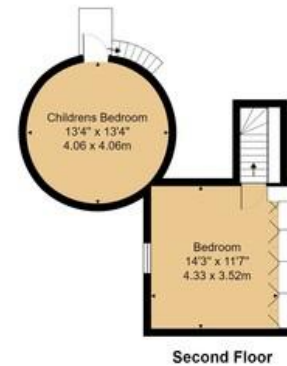
**VIEWING:**

Strictly by appointment Wood & Pilcher 01892 511311



House Approx. Gross Internal Area  
3974 sq. ft / 369.2 sq. m

Outbuilding Approx. Gross Internal Area  
1468 sq. ft / 136.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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