

Little Dunks Farm Oast
Cuckoo Lane, Brenchley, Tonbridge, TN12 7HX



Prime
BY KINGS ESTATES



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Set within an idyllic former working farm setting, this exceptional four-bedroom twin-roundel oast house offers a rare opportunity to acquire a beautifully restored period home that seamlessly blends historic character with contemporary living. Adding to its unique appeal, the property has been featured on *Celebrity Escape to the Country* (Season 3, Episode 1), starring Neil “Razor” Ruddock, highlighting its distinctive architecture and lifestyle credentials

- Exceptional twin-roundel oast house with striking architectural character
- Featured on *Celebrity Escape to the Country* (Season 3, Episode 1 – Neil “Razor” Ruddock)
- Four bedrooms with flexible family and home-working accommodation
- Stunning kitchen/family room with oak and granite work surfaces
- Two distinctive roundel reception rooms (sitting and dining)
- Beautiful exposed beams, brickwork and period detailing throughout
- Air source heat pump and solar panels (EPC rating B)
- Tandem double garage with electric doors and EV charging point
- Home office, utility/work area, WC and secure storage
- Attractive low-maintenance garden and idyllic rural setting

Energy Performance Rating: B



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PROFESSIONALS IN PROPERTY



THE PROPERTY

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Rich in architectural charm, the property showcases iconic roundel structures, exposed beams, brick detailing and traditional oast features, all thoughtfully complemented by modern finishes and high-specification amenities. The result is a home of genuine individuality, warmth and style.

The ground floor is centred around a stunning kitchen/family room, forming an impressive and sociable heart of the home. Fitted with bespoke wooden cabinetry, a combination of solid oak and granite work surfaces, and space for a range cooker and American-style fridge/freezer, the kitchen effortlessly balances rustic charm with modern practicality. Underfloor heating runs throughout the ground floor, enhancing comfort and cohesion.

From here, the accommodation flows into two remarkable roundel rooms: a characterful sitting room with access to the patio and a striking dining room, both offering unique curved walls and an atmospheric setting for everyday living and entertaining.

Upstairs, the sense of character continues. Two of the double bedrooms are positioned within the roundels, creating distinctive and memorable spaces with charming proportions and views across the surrounding countryside. A further double bedroom and an additional fourth bedroom or study provide flexible accommodation, ideal for families, guests or home working. A beautifully appointed family bathroom serves the first floor, complemented by a modern shower room on the ground floor. The property benefits from a strong focus on energy efficiency, including an air source heat pump and solar panels, resulting in an impressive EPC rating of B. This combination of heritage and sustainability makes the home both environmentally conscious and cost-efficient to run.

Externally, the property enjoys a low-maintenance garden with patio areas, lawn and established planting, ideal for outdoor dining and relaxation. A tandem double garage with electric doors provides excellent parking and storage, while the attached outbuilding incorporates a utility/work area, WC, secure storage room and a fully equipped home office currently used as a soundproofed studio — perfect for remote working or creative pursuits.

Offered to the market with no onward chain, this unique oast house represents a rare blend of history, character and modern comfort, set within a picturesque rural environment yet within easy reach of nearby villages, towns and transport links.

THE LOCATION

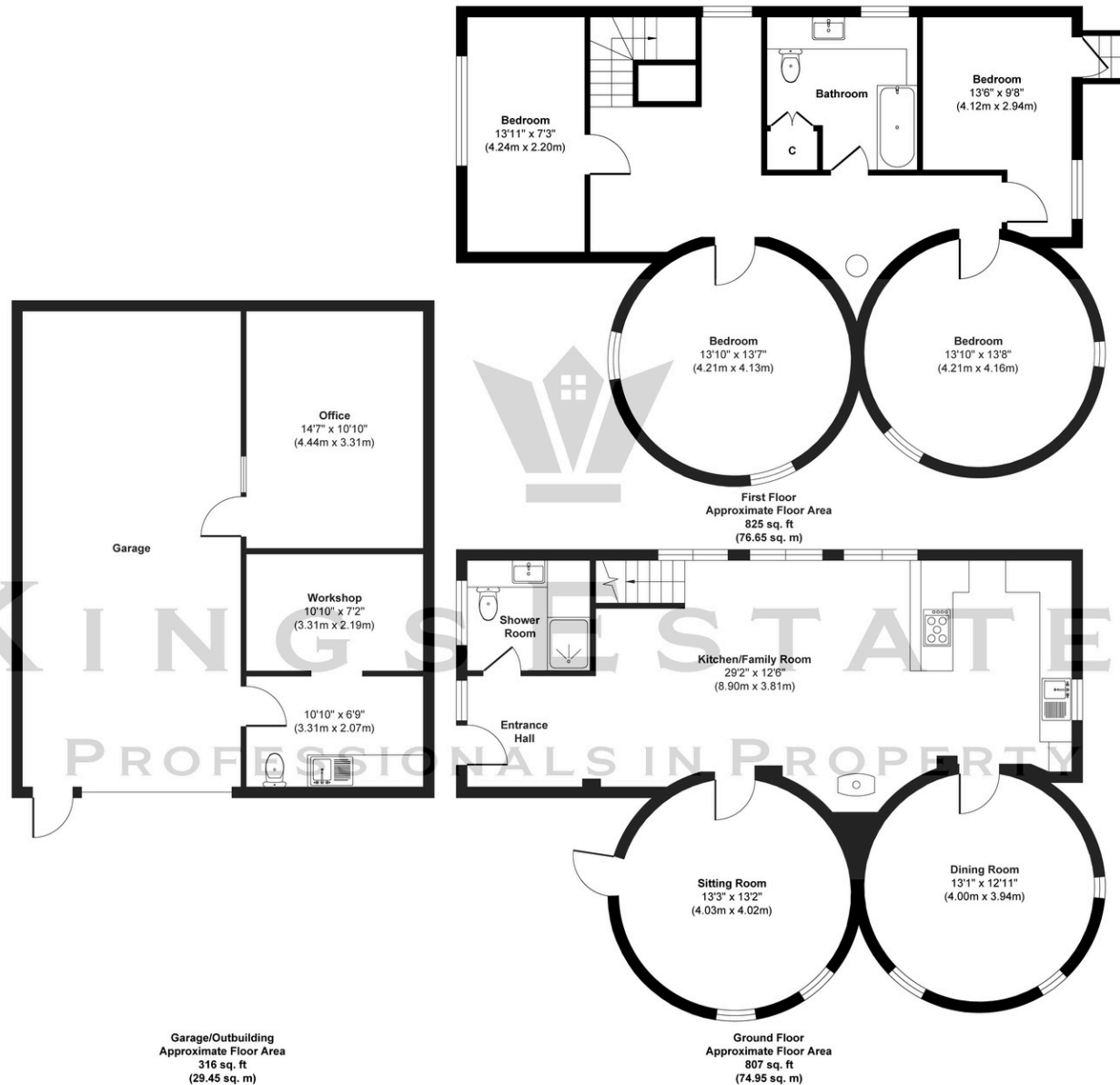
Cuckoo Lane is situated in the charming village of Brenchley, an area renowned for its rural beauty, strong community spirit and attractive countryside surroundings. The village offers a selection of traditional pubs, tea rooms and independent shops, while the nearby towns of Paddock Wood, Tonbridge and Tunbridge Wells provide a wider range of amenities, schools and mainline rail services to London.

The location offers an ideal balance of peaceful country living with convenient access to commuter routes and everyday facilities, making it perfectly suited to families, professionals and lifestyle buyers alike.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





Approx. Gross Internal Floor Area 1948 sq. ft / 181.05 sq. m (Including Outbuilding & Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Time to drink Champagne and dance on the table



The Picture
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