



Church Road

Paddock Wood TN12 6HH

Guide Price £459,950



COUNTRY HOMES

Paddock Wood TN12 6HH

STUNNING SETTING. Are you looking for a character grade two listed home with outstanding views in a rural setting but without feeling too isolated? This home is set in a road with far reaching views across the countryside but only located moments away from Paddock Wood shopping amenities and main line station.

This lovely semi-detached cottage offers great potential for those buyers who wish to create and extend their own family home (subject to planning permission). The property has planning permission for a small single extension to the side.

The property currently offers two double bedrooms, two separate reception rooms on the ground floor with kitchen and family bathroom.

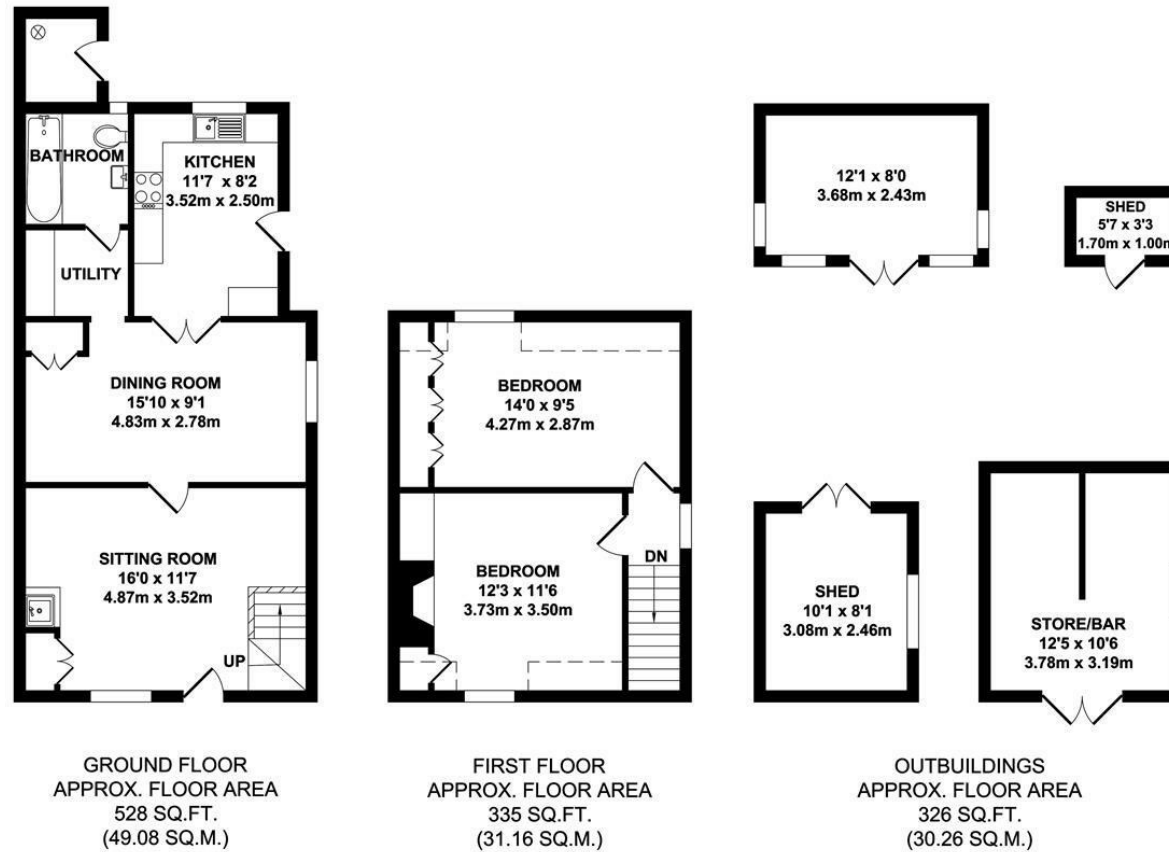
Externally is where this home really comes into its own with driveway parking for a number of vehicles leading to gardens situated to the side and rear offering plenty of space for keen gardeners or for children's play areas. There are pleasant views to the front and rear of the property across fields adding to the country feel of this home. As you can see from the floorplan the property comes with four timber out buildings including garden shed, summer house, store/bar and a further small garden shed.

Paddock Wood is a desirable small town which provides big brand shops as well as small local businesses and secondary and primary schools. The property is well located for those who need to commute as it is close to the mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. Paddock Wood lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities and grammar and private schooling.

Viewing recommended.

- Grade two listed character cottage
- Rural location
- Stunning country views
- Close to station and shops
- Two double bedrooms
- Two reception rooms
- Scope to extend (STPP)
- Kitchen
- Plenty of parking
- Large garden with four outbuildings





TOTAL APPROX. FLOOR AREA 1189 SQ.FT. (110.50 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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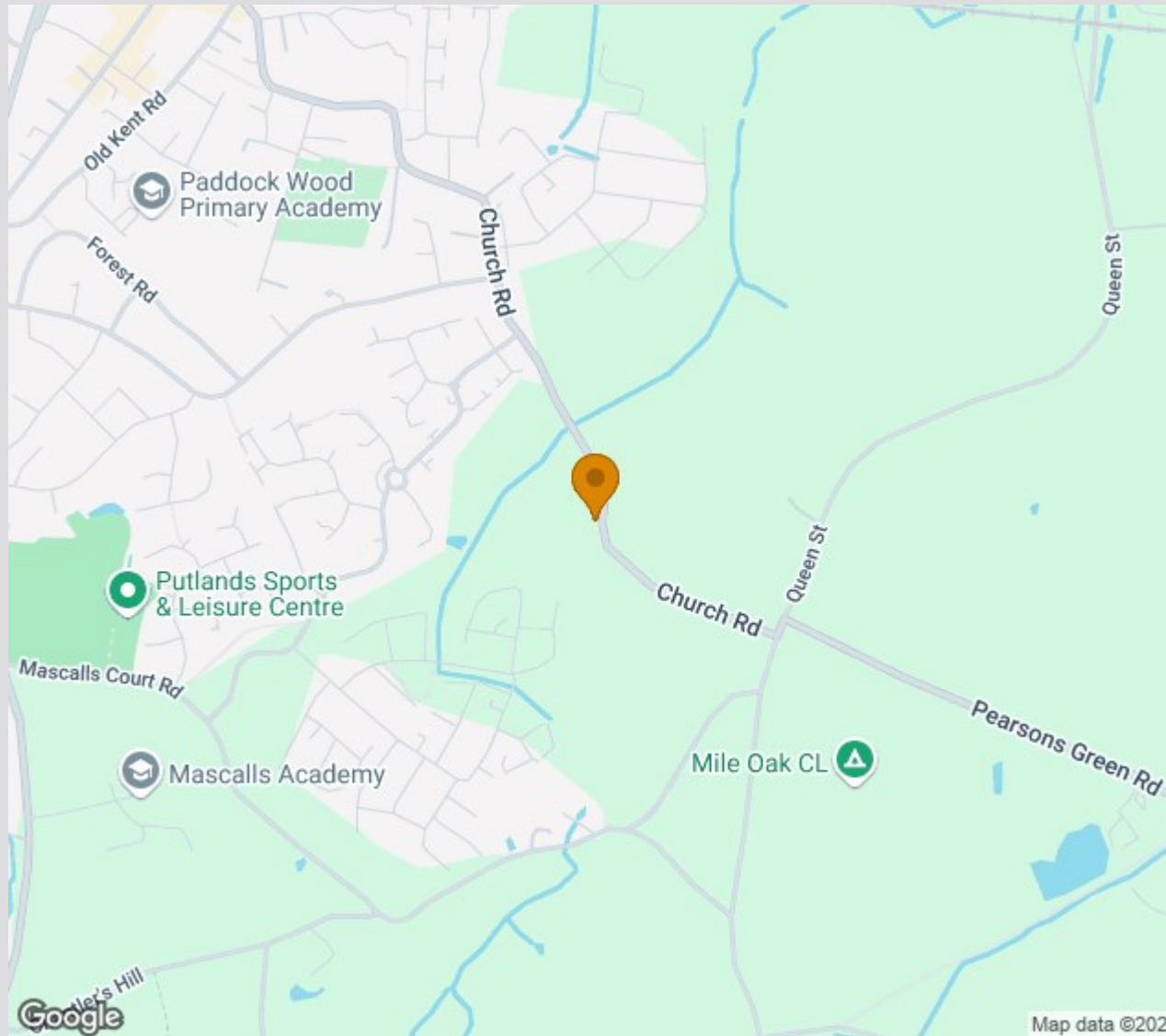




Location Map

Tenure: Freehold

Council tax band: D



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