



Lambert & Foster



LITTLE FOWLE HALL STABLES

LUCKS LANE | PADDOCK WOOD

An opportunity to purchase a four-bedroom detached barn conversion situated in a pretty, rural hamlet on the outskirts of the Town set within a total plot of just over 3.5 acres with two additional detached outbuildings. The property offers versatile accommodation with the ground floor comprising; west wing front entrance porch leading to a large open plan kitchen/diner and a family area with a woodburning stove and access to a side conservatory/garden room. There is a separate utility room and a rear porch with a downstairs cloakroom. The ground floor then flows into an east wing that could offer a potential annex subject to individual needs as there is a double aspect sitting room with a vaulted ceiling, an inner lobby, two bedrooms and a Jack & Jill en-suite bathroom. There are two further double bedrooms and a family bathroom on the west wing first floor. Outside there is an enclosed front courtyard garden, off road parking and access to the land. Within the grounds are a detached workshop and Nissen hut with power and a woodburning stove. Short drive to local amenities including a mainline railway station.

O.I.E.O £1,200,000

FREEHOLD



LITTLE FOWLE HALL STABLES

LUCKS LANE | PADDOCK WOOD | TN12 6PA

- Four-bedroom detached barn conversion situated in a pretty, rural hamlet
- Gardens and grounds covering a total plot of just over 3.5 acres
- Versatile accommodation with open plan living areas and part vaulted ceilings
- Enclosed front courtyard garden, off road parking and access to the land
- Detached workshop and Nissen hut with power and a woodburning stove
- Short drive or cycle ride to local amenities including a mainline railway station

GENERAL

Tenure: Freehold. **Services:** Solar panels, electric central heating with mains water supply and private drainage services connected but not tested. We are advised the Solar Panels currently serve the vendors supply demands

Local authority: Maidstone Borough Council **Council tax:** Band C **EPC:** E (51)

VIEWING

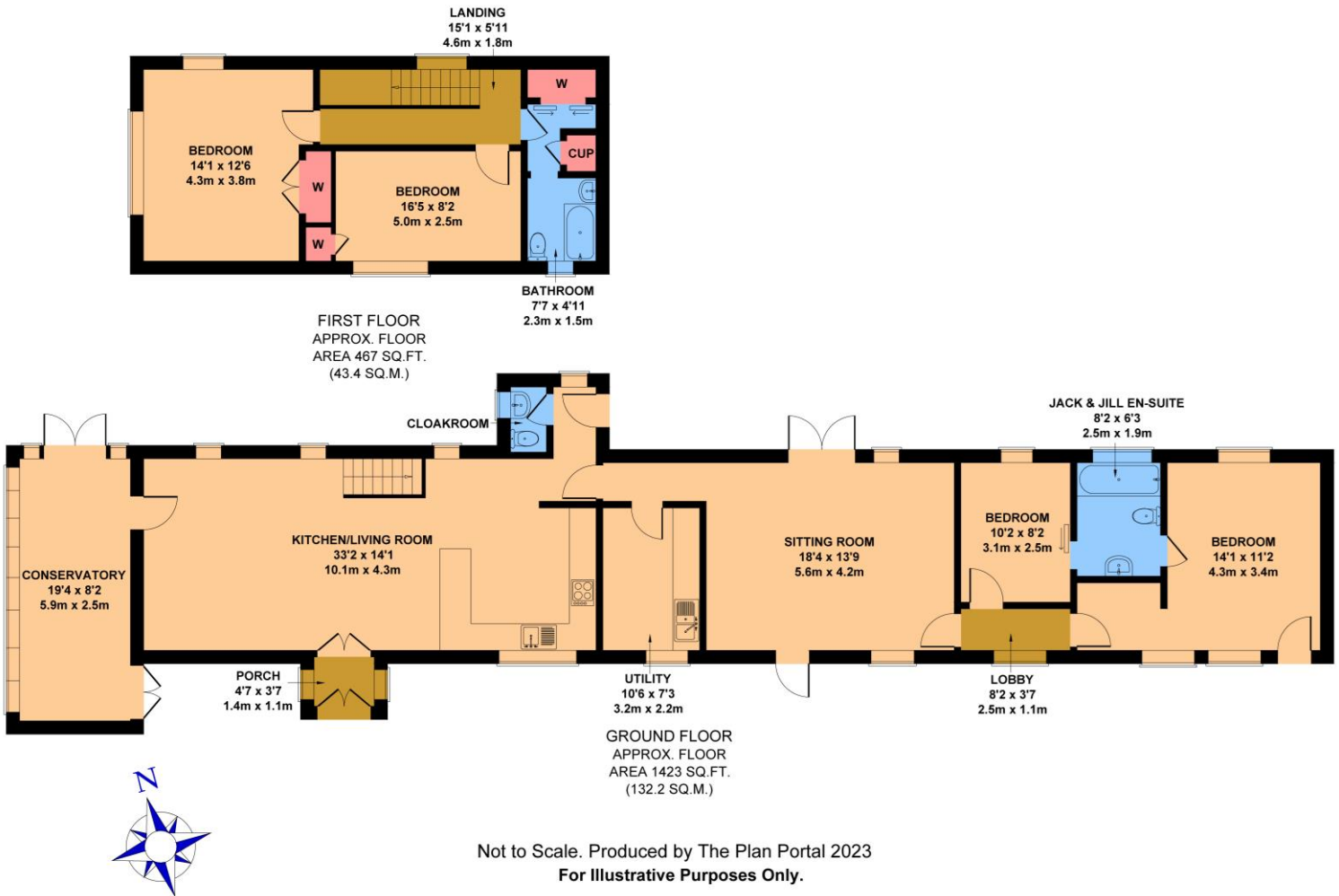
To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



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 but 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 Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYPHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA