



Lambert & Foster



HOP BARN

TONBRIDGE ROAD | GOLDEN GREEN

An opportunity to purchase a character three bedroom end of terrace converted hop barn benefitting from two off road parking spaces as well as a large double garage, a rear aspect courtyard garden and a generous side garden. Situated within a small semi-rural hamlet on the outskirts of the village. Only a short drive to local amenities and major transport links including a mainline railway station at Paddock Wood. Offered to the market with NO FORWARD CHAIN.

Guide Price £550,000

SHARE OF THE FREEHOLD



1 HOP BARN, 248 TONBRIDGE ROAD

GOLDEN GREEN | TN12 5LA

- A character three bedroom end of terrace converted hop barn
- Situated within a small semi-rural hamlet on the outskirts of the village
- Kitchen, Sitting room and dining room with a downstairs cloakroom
- Benefiting from a generously sized side garden with a patio to the rear
- Short drive to local amenities and major transport links
- Off road parking, large garage and offered with **NO FORWARD CHAIN**

GENERAL: Tenure: Leasehold with ¼ Share of the Freehold 999 years from 1980. We have been advised by our vendor that the Ground Rent is £300 per annum (Two instalments of £150). The Service Charge is on an Ad hoc basis with £50 per annum for accountant fees and £10 for the landscaping of the communal areas when required. **Construction Type:** Brick built under a slate roof with weather boarding to the first floor elevations. **Services & Utilities:** Oil fired central heating with mains water supply and mains drainage services connected but not tested. Broadband Connection: Standard broadband available but not tested. Mobile Coverage: Available with okay to good coverage from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band E. **EPC:** E (41).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** High risk. **Surface water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

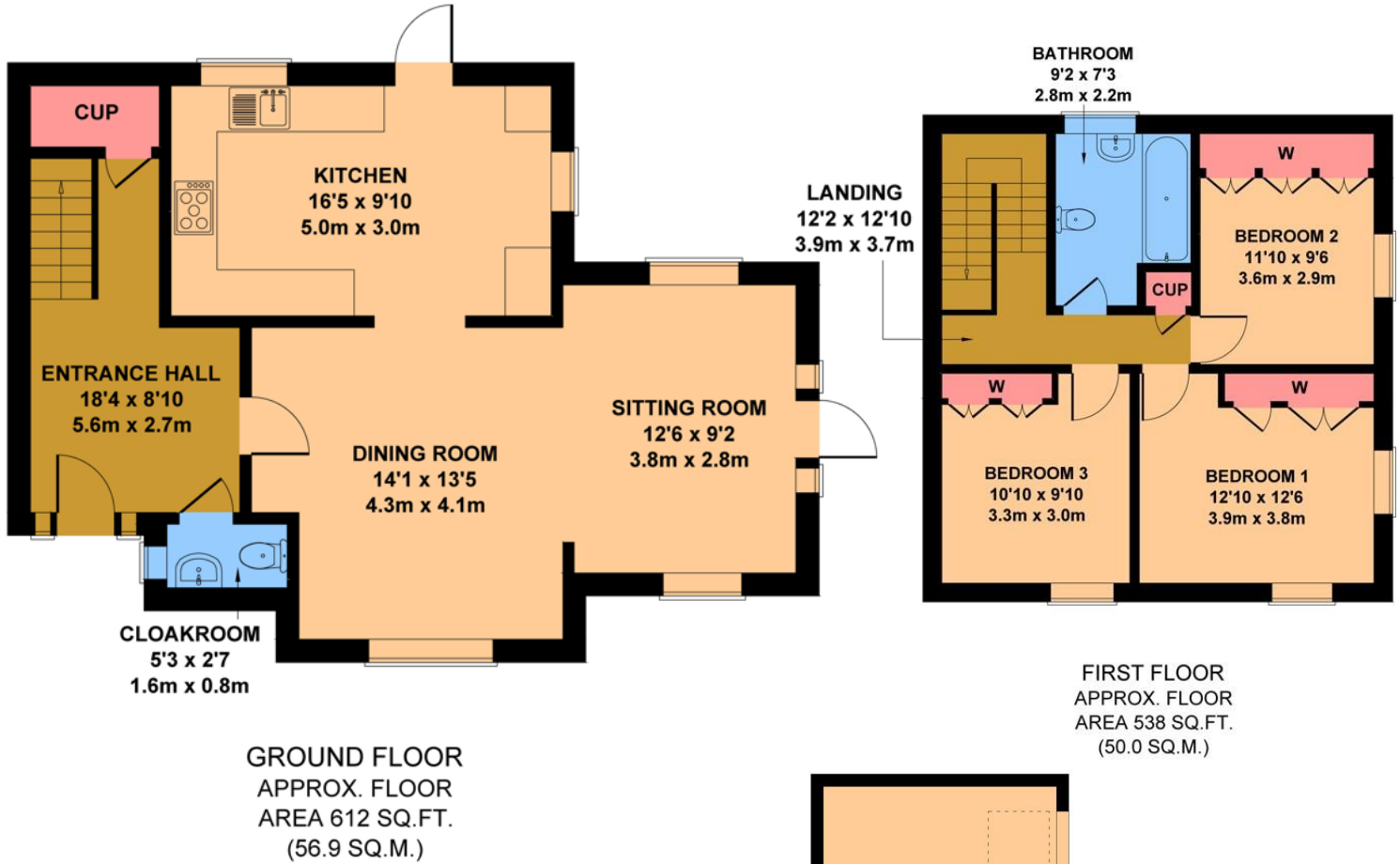
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



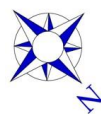
IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition 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.



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



GARAGE
APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)

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
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Cranbrook, Kent
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