



Lambert & Foster



PARK FARM OAST

QUEEN STREET | PADDOCK WOOD

An opportunity to purchase this immaculately presented and substantial attached oast house providing 5/6 bedrooms and 4 separate reception rooms on the semi-rural outskirts of Paddock Wood situated down a private lane in an idyllic Kentish farm hamlet. Offering over 3,250 square feet of flexible living accommodation over three floors as well as a double garage and generous plot of over 1/3 of an acre (tbv).

Guide Price £1,000,000-1,100,000

FREEHOLD



PARK FARM OAST

QUEEN STREET | PADDOCK WOOD | TN12 6NS

- An immaculately presented substantial attached oast house
- Offering 5/6 double bedrooms and 4 separate reception rooms
- Situated within a small hamlet on the semi-rural outskirts of Paddock Wood down a private road
- Total plot size in excess of 1/3 of an acre, mainly laid to lawn with mature borders and a patio with outside kitchen area
- Double garage with mezzanine floor
- Living room, study, kitchen, dining room, cloakroom, three bathrooms, five bedrooms and a cinema room

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Private drainage **Heating:** Oil fired central heating

BROADBAND: Standard and Ultrafast available

MOBILE COVERAGE: Likely outdoor, limited indoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** E (47)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low risk **Surface Water:** Medium Risk **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof and part timber cladding



ABOUT

With its distinctive design and impeccable presentation, this oast house seamlessly combines traditional features with modern comforts. Whether you are looking for a spacious family home or an elegant country retreat, this property offers everything you need in one stunning package. Exquisite craftsmanship is evident throughout, from the handcrafted solid oak doors adorning each room to the bespoke kitchen, which is flooded with natural light and boasts high quality materials. The home has recently been fully redecorated carpeted, adding a fresh and contemporary touch.

Currently used as a cinema room, the potential sixth bedroom is equipped with a surround sound system, fully utilizing the roundel's unique space to create an immersive entertainment experience.

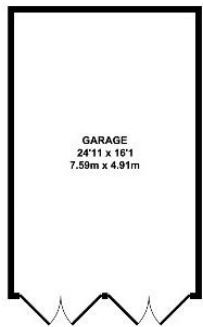
PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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.

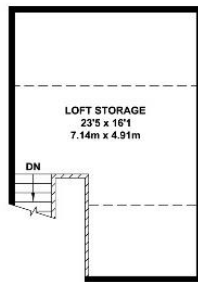
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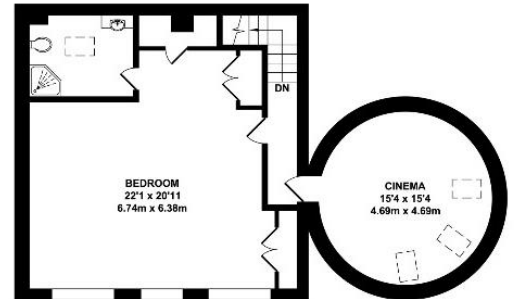
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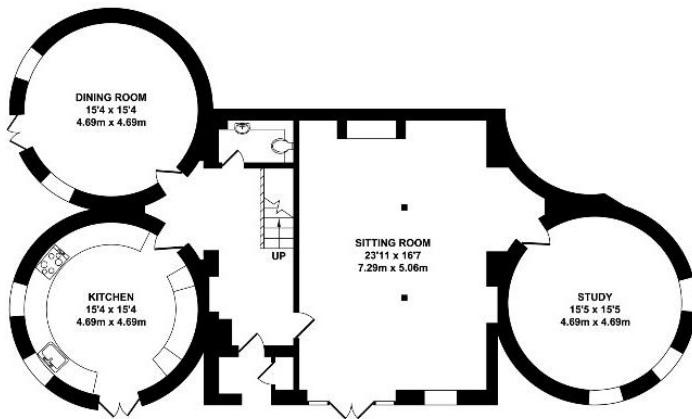
GARAGE
GROUND FLOOR
APPROX. FLOOR AREA
401 SQ.FT.
(37.27 SQ.M.)



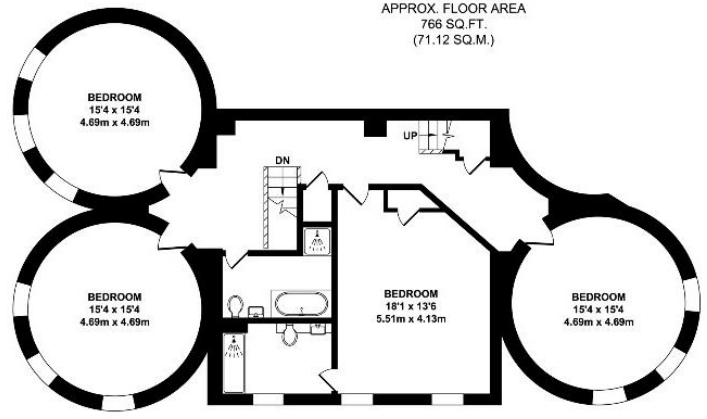
GARAGE
FIRST FLOOR
APPROX. FLOOR AREA
321 SQ.FT.
(29.83 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
766 SQ.FT.
(71.12 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1256 SQ.FT.
(116.64 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1256 SQ.FT.
(116.64 SQ.M.)

APPROXIMATE GROSS INTERNAL FLOOR AREA
HOUSE : 304.4 SQ.M / 3276 SQ.FT
GARAGE : 67.1 SQ.M / 722 SQ.FT

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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