



## The Barn

Laddingford, ME18 6BX Freehold



Price Guide £1,200,000



**This gorgeous non listed barn conversion really should be at the top of your viewing list. Offering stunning accommodation measuring just under 4000 square feet which oozes charm and character combined with open bright space and modern comforts. Designed to suit most family needs and especially those buyers who work from home with its out buildings This really is an opportunity not to be missed.**

### Overview

- Detached non listed barn
- Sought after village location
- Circa 4000 square feet
- Four bedrooms
- Two large receptions & mezzanine study
- Family bathroom & en suite
- Kitchen/diner with utility
- Stunning gardens
- Two studios & double carport
- Viewing recommended

### Property Description

The ground floor comprises a welcoming hallway, on the right is a large dual aspect drawing room with feature double-height glazed window and a galleried landing over with a freestanding wood burning stove. To the left of the hallway is a spacious double-height sitting room with a spiral staircase leading to a mezzanine level, currently configured as a study and home study/games room. Off the sitting room is the conservatory with French doors to a paved garden terrace. Positioned in the middle making it the hub of the home is a well-appointed kitchen/diner which has access to the garden and good size utility room. The first-floor galleried landing gives access to a generous double aspect master bedroom with built-in wardrobes and stunning en-suite shower room, one additional bedroom and a great size family bathroom with freestanding bath and walk-in shower. The property's two remaining double bedrooms can be found on the second floor, both feature vaulted ceilings, together with a large storeroom. The Barn is set on generous grounds and is approached through double private gates and a large, gravelled driveway offering parking space for multiple vehicles and giving access to the double car port and two separate glass fronted studios with separate storage room. Well-manicured gardens offer several well-stocked beds and borders with numerous seating areas, areas of level lawn, a garden pond with footbridge and several gravelled and paved terraces. Garden buildings include green house and large garden shed.





## Location

Laddingford is a delightful village with an award-winning public house and is located just over 1.5 miles from the charming Kent village of Yalding, which has a Post Office, General Store and a beautiful 12th Century church. The bustling town of Paddock Wood is just 3.1 miles away and has a comprehensive range of amenities, with fast and frequent trains to London. The larger towns of Maidstone and Tonbridge are both 8 miles away and both offer excellent shopping facilities. The vibrant Spa town of Tunbridge Wells has excellent commercial and leisure facilities and the famous Pantiles and the impressive, award-winning Bluewater Shopping Centre is close by. If you want to escape to the lovely south coast, then the beaches can be reached

within an hour. There are many independent and state schooling options in the area, including those in the much sought-after Kent Grammar system.

## Viewing Arrangements

Viewings are strictly by appointment only via Kings.

## Directions

From our Borough Green office: Head north towards Western Rd/A227, drive from A25 and Seven Mile Lane to Nettlestead Green, turn right, destination will be on the left.  
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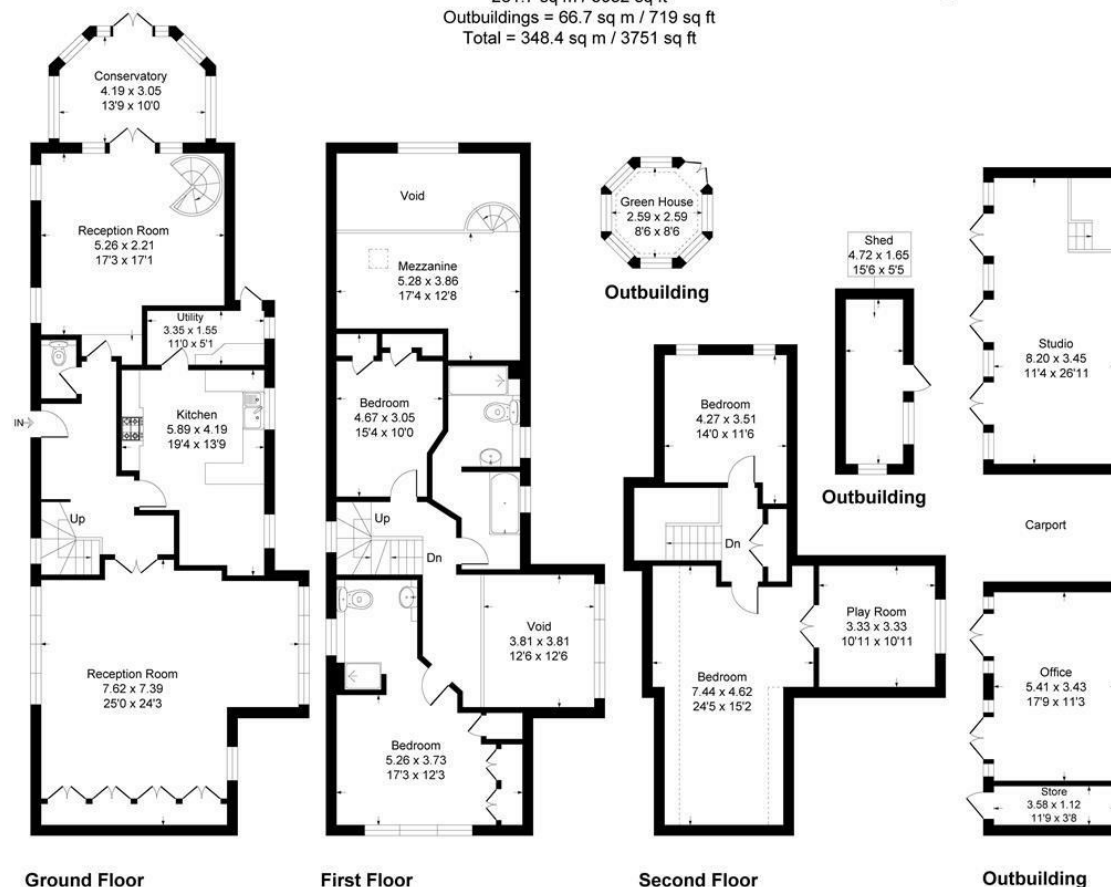
## Property information

The property is freehold and has gas fired central heating and is connected to mains electricity, gas, mains water and waste. The Council is Maidstone Council, with the Council Tax being Band G.



## The Barn Laddingford, ME18

Approximate Gross Internal Area  
281.7 sq m / 3032 sq ft  
Outbuildings = 66.7 sq m / 719 sq ft  
Total = 348.4 sq m / 3751 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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