



2 Little Fowle Hall Oast, Paddock Wood, Kent

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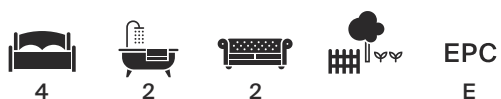


## 2 Little Fowle Hall Oast, Lucks Lane, Paddock Wood

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A wonderful unlisted country property, comprising the central section of three attached oast houses, providing flexible and beautifully presented family accommodation, arranged over three floors, with the benefit of off-road parking and lawned gardens. The house is located in a convenient semi-rural location with fantastic views over the surrounding countryside, yet close to local amenities and railway station.

Paddock Wood mainline station 2.4 miles (London Bridge from 42 minutes). Tonbridge station 8.4 miles (London Bridge from 38 minutes). Tunbridge Wells 9.4 miles. M26 (J2a) 10 miles. Sevenoaks 16.5 miles. London 42 miles.  
(All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Maidstone Borough Council, Tel. 01622 602003

**Council tax band:** G





The property offers beautifully presented family accommodation with fabulous rural views.

## The Property

2 Little Fowle Oast House is a wonderful unlisted country property comprising the central section of three attached oast houses. The beautifully presented house offers flexible family accommodation, arranged over three floors, providing a perfect blend of period character and modern convenience.

The front door opens into the fantastic kitchen/breakfast room which is a particular feature of the house. The beautifully appointed kitchen has an extensive range of fitted wall and base units, central island, Range cooker, wooden flooring and windows the full width of the room to the front. The kitchen leads through to a fabulous dining room, located in the ground floor roundel, with doors opening onto the rear terrace and gardens creating a superb entertaining space.

Stairs lead up to the first floor where an attractive living room, also in the roundel, enjoys fine views over the surrounding countryside to the rear. The landing gives access to two bedrooms and a family bathroom on this level. On the second floor there are two further bedrooms, both with an impressive range of fitted wardrobes, as well as a shower room.

## Gardens and Grounds

To the rear of the property, a paved terrace leads on to the south-facing lawned gardens edged by mature trees and shrubs and enjoying lovely views over the surrounding countryside. At the far end of the garden there are two sheds. The property also benefits from two allocated parking spaces to the front.

## Services

Mains water and electricity. Oil-fired heating and electric underfloor heating. Private drainage.





## Situation

The property is situated in a popular semi-rural position, to the east of Paddock Wood, and within close proximity to the mainline station. Nearby Paddock Wood offers a superb range of amenities serving everyday needs including a department store and Waitrose supermarket, doctors' surgery and health centre, pubs, restaurants and churches. The larger centres of Royal Tunbridge Wells and Maidstone (the County Town of Kent) are both easily accessible, offering an extensive range of shopping, recreational and cultural amenities.

There is an excellent choice of schooling in the area including The Schools at Somerhill, Sevenoaks and Tonbridge Public Schools, Hilden Grange Preparatory School as well as Grammar Schools for girls and boys at both Tonbridge, Tunbridge Wells and Maidstone.

Recreational facilities include riding and walking in the surrounding countryside; golf at Nizels (Tonbridge), The Nevill (Tunbridge Wells), Lamberhurst and Chart Hills (Biddenden); sailing and water sports at Haysden Country Park, Bewl Water and on the south coast.

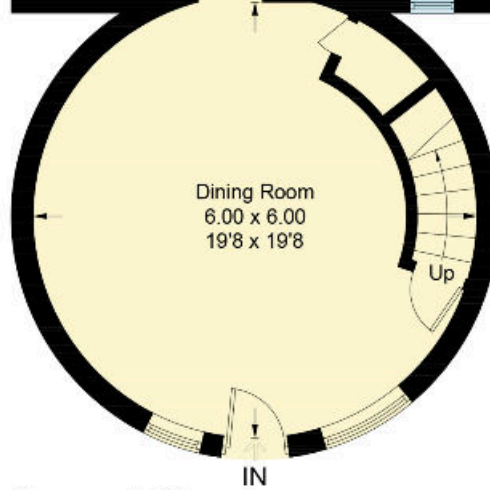
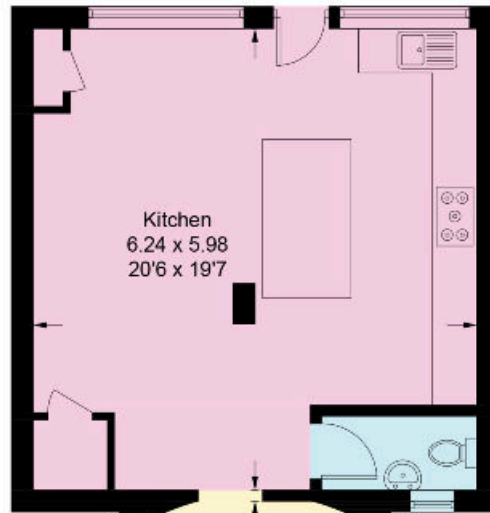
## Directions (TN12 6PA)

From the A21, at the Kippings Cross roundabout take the exit onto the B2160 (Maidstone Road) signposted Matfield. Continue for 4.5 miles, passing through Matfield and Paddock Wood, then turn right onto Lucks Lane. Continue on Lucks Lane for 1 mile then turn left (by the telegraph pole) signposted 'Little Fowle Hall Oast & Stables'. Continue for 0.2 of a mile and the property will be found on the right-hand side.

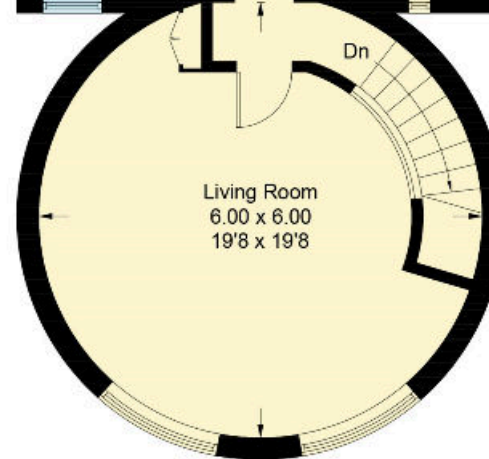
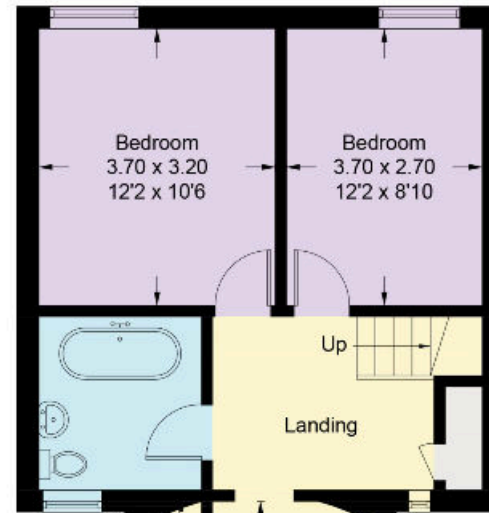


**Approximate Gross  
Internal Floor Area  
197.4 sq m / 2124 sq ft**

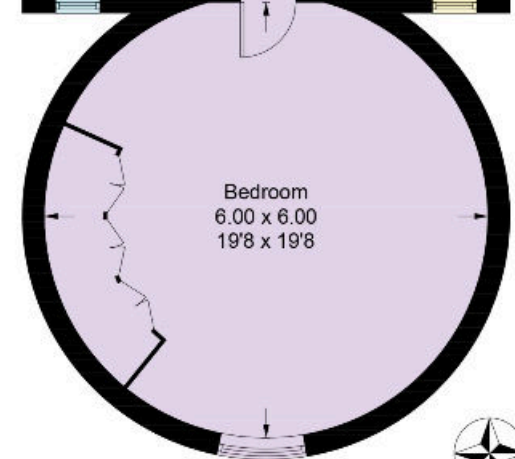
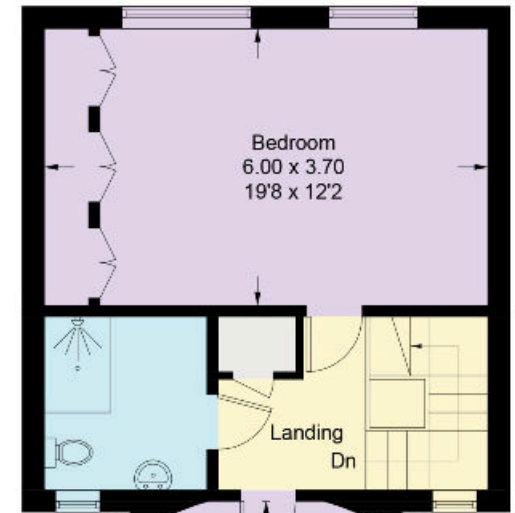
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



**Ground Floor**



**First Floor**



**Second Floor**



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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