



Oakley Place, Willow Lane, Paddock Wood, Kent, TN12 6NL

Guide Price £850,000 - £875,000

When experience counts...

est. 1828
bracketts

Offered for sale is this stunning barn conversion which forms part of a private gated development situated on the outskirts of Paddock Wood in a semi rural position. The nearby town of Paddock Wood boasts a wide variety of shops for every day needs to include Waitrose supermarket, butchers, bakers, Barsley's department store, library, large health centre, Putlands Sports Centre, primary school and Mascalls Academy secondary school with grammar stream. Main line station to London Charing Cross, Waterloo East, London Bridge, Ashford International, Dover Priory. Easy access to A21 which adjoins the M25 orbital motorway Internally the property offers spacious accommodation throughout comprising double height feature hallway, cloakroom WC, dual aspect sitting room, large open plan kitchen / dining & family room, access to utility room & larder. To the first floor there is a family bathroom, four double bedrooms with two boasting en suite facilities. Externally there is an enclosed side garden and a good lawn area to the front along with a gravel driveway for several vehicles. We recommend viewing at your earliest convenience.

Stunning Modern Barn Conversion 2021

Private Gated Development

Views Over Equestrian Fields & Countryside

1.9 Miles Paddock Wood Mainline Station & Town Centre

Spacious Open Plan Kitchen / Dining & Family Room

Large Sitting Room

Feature Double Height Hallway

Driveway For Several Vehicles

Gardens

Viewing Comes Highly Recommended





LOCATION: Paddock Wood

Willow Lane is conveniently located for Paddock Wood's shopping facilities to include Waitrose Supermarket, Health Centre, Library, Dentists, Bardsley's Department store, butchers, bakers, newsagents, Primary School, Putlands Leisure Centre, Mascalls Academy.

Great transportation links, main line station with trains to London Bridge in 45 mins, also serving Cannon Street, Charing Cross, Waterloo East, Dover Priory and Ashford International.

Close to shopping amenities and transport links in nearby towns. Tonbridge, Tunbridge Wells and Maidstone are all a short drive away and there are good links to A21 which adjoins the M25 orbital motorway. Nearby are the picturesque villages of Yalding, Brencley and Matfield. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

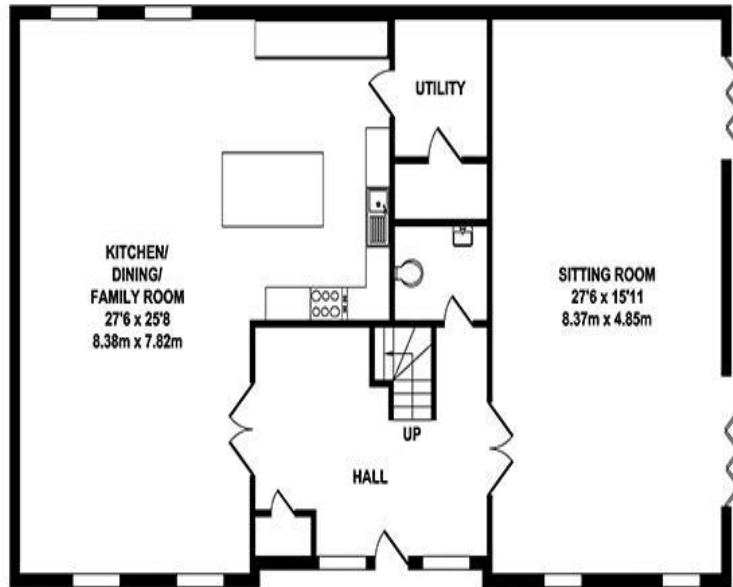
ADDITIONAL INFORMATION:

Council Tax Band G
Double Glazed Windows

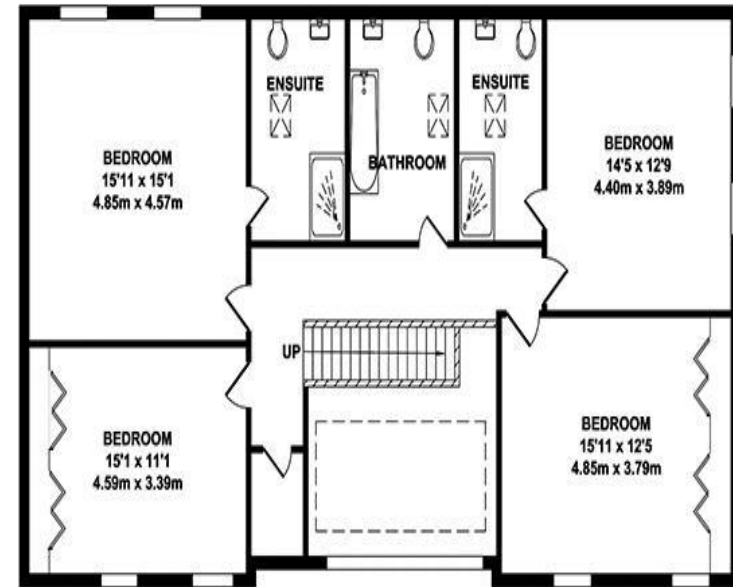
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
1322 SQ.FT.
(122.78 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1321 SQ.FT.
(122.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 2642 SQ.FT. (245.48 SQ.M.)

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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