



Kingsmead Park, Paddock Wood, Kent, TN12 6HA

Guide Price £625,000

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Offered for sale is this large 4/5 bedroom detached family home. Forming part of a private drive and centrally located to Paddock Wood amenities including local schools, high street, Waitrose Supermarket and mainline station. Internally the property offers flexible accommodation comprising entrance hall, sitting room, downstairs shower room WC, bedroom 5 and a large converted garage currently used as a playroom / study. The garage in our opinion could be converted into an annexe for blended family living if required. To the first floor there is a family bathroom and four good size bedrooms with the principal bedroom boasting an en suite shower. Externally there is a mainly laid to lawn side garden and to the rear a patio terrace with heated swimming pool and covered seated entertaining area. To the front there is off street parking for two vehicles.

**** AGENTS NOTE** there is a parcel of land opposite on a separate title number K55866 which offers a detached garage, further parking for several vehicles and subject to necessary planning permission and consents a double garage could be erected or an annexe / dwelling.

4/5 Bedrooms

Detached Family Home

Flexible Living Arrangements

Large Garage Conversion - Playroom /
Study / Studio (Annexe Conversion
Potential)

Open Plan Kitchen / Dining Room

Sitting Room

En Suite Shower Room

Side & Rear Gardens

Swimming Pool

* Further Plot of Land title number
K55866 Garage / Driveway





LOCATION: Paddock Wood

Kings Mead Park is a private road situated in a central position close to Paddock Wood town centre.

Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford International for the Eurostar.

larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone.

The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre. There are a good number of well-regarded schools in the local area.

Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 8 miles (London Bridge from 35 minutes). Tunbridge Wells 9 miles. Maidstone 10 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate)

ADDITIONAL INFORMATION:

Council Tax Band G

Double Glazed Windows

Propane Gas – Large Tank Opposite on other parcel of land.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		



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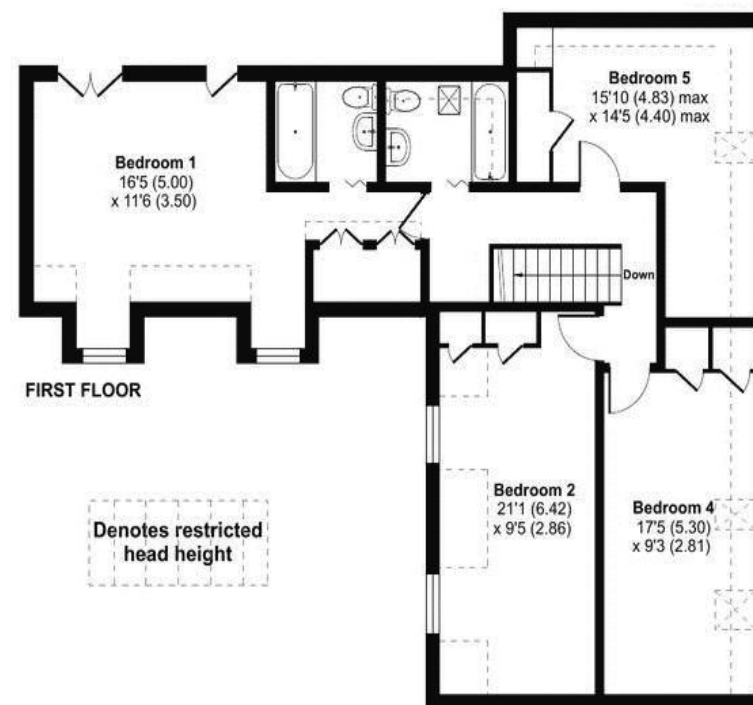
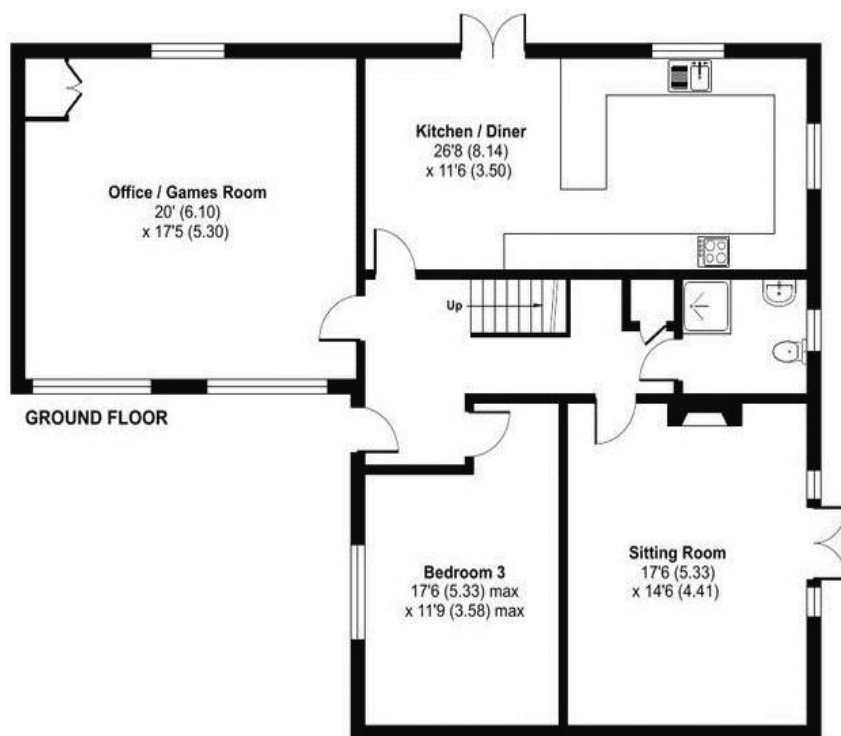
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Approximate Area = 2146 sq ft / 199.3 sq m

Limited Use Area(s) = 165 sq ft / 15.3 sq m

Total = 2311 sq ft / 214.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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