



The Old Bakery

Queen Street | Paddock Wood | Tonbridge | Kent | TN12 6PH

FINE & COUNTRY

SELLER INSIGHT

“ *The Old Bakery is a charming, detached property that for the past twenty four years has been the much loved home of the present owners.* ”

The house ticked all their boxes. It provides the luxury of a large amount of space for comfortable family living, & is a quick drive or short walk to Paddock Wood station providing fast, easy travel into London Bridge, 40 minutes & Charing Cross, 50 minutes. Only a few miles from Tunbridge Wells, Maidstone or Tonbridge for shopping, its pleasing rural position, just outside Paddock Wood, enabled the family to enjoy the best of country life with all the benefits of having a thriving local town nearby.

Having been divided into two residences by the previous owner, the current owners brought the property into one house, creating the superb home that it is today. Working with care and to high specifications, they extended the kitchen, to include a breakfast room, created an extra bedroom and bathroom, and built a studio cinema/annex and utility room, whilst also rebuilding and extending the sunroom.

It is a home where each room is well used and appreciated. The kitchen is a busy social hub, where the children could do their homework round the kitchen table. The lounge with its beams, fireplace and dual aspect is a particularly favourite family room. It easily accommodates cosy furniture for family relaxation, with an area for the grand piano. It is the perfect entertaining room and has been the setting for many a party and family gathering.

The lounge leads into the light flooded sunroom, where you feel part of the garden; It is a joy at all times of the year to have a morning coffee and read the paper with the garden as an integral backdrop. The owners say they have very much valued having the luxury of the size of the house, for everyone to find a space of their own. The different areas are also very adaptable, and the studio could easily become an extra bedroom, home cinema, home office, or perhaps children's playroom as required.

The tranquil garden wraps around the rear & sides of the house, and is mainly lawn with the wooded area to the side creating a delightful rural ambience. The bedrooms enjoy views across the fields, and for the owners it has been a daily delight to open the curtains to big skies and horses gently grazing in the neighbouring fields.

From the Old Bakery you have the space and tranquillity of the Kent countryside, whilst being close to Paddock Wood, a pleasant town with schools and a range of shops, including a small independent department store and Waitrose supermarket.

*The owners are relocating but will miss the house with its countryside views and inviting ambience. They take away very many happy memories.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

The Old Bakery

Fine & Country are delighted to bring to market this light and spacious detached six-bedroom family home with a detached double garage and beautiful views located in a convenient semi-rural position near Paddock Wood.

This wonderful character home has been renovated and extended to an exacting standard by the current owners including a new sunroom, and cinema room/music studio, which could be converted to a home office/one bedroom annexe if required (subject to the necessary consents) and benefits from its own entrance.

The house, which is located on the outskirts of Paddock Wood close to shopping amenities and the main line train station, has ample parking for eight cars and additional parking in the garage.

This characterful period property, which is not listed, includes more than 2870 square feet of internal living space, is set over two floors, and consists of, on the ground floor, a kitchen, utility room, dining room, cloak room, sitting room, sunroom, and cinema room/music studio. On the first floor you find six bedrooms, an ensuite bathroom and two family bathrooms.

Entering the house through the front door you come to a central hallway with stairs leading to the first floor and a cloakroom. To your left you enter a well-proportioned dining room with bay window which leads into the large 21'4 x 11'11 kitchen. The kitchen has wonderful views to the garden and across the surrounding countryside and a door leading directly to the garden. Other features in the kitchen include bespoke wall and floor cabinets, integrated appliances, and ample worktop space as well as wooden flooring, a dining area with ample room for a large family table and recessed lighting. From the hallway to your right, you enter the main sitting room. This wonderful space is dual aspect and leads into a double-glazed modern sunroom with a vaulted ceiling and French doors leading directly to a patio and the garden. From the sitting room you enter a large well-appointed utility room which takes you to the cinema room/music studio. The utility room has a door leading to the garden and this room and the cinema/music studio could be reconfigured to an annexe should the new owners require (subject to the necessary consents).

Taking the stairs to the first floor you find six bedrooms with the principal bedroom boasting an ensuite bathroom. Also, on the first floor are two family bathrooms one of which also features a shower.





STEP OUTSIDE

The Old Bakery

Outside, there is ample parking on a gravel driveway for six cars while on the other side of the property you find a double garage and further parking for two more cars in front. The garage presents a further opportunity to develop into a home office (subject to the necessary consents). The garden is an excellent and private space which wraps around the whole property which is mainly laid to lawn with a variety of mature trees and shrubs and views across the neighbouring paddocks.

This wonderful property is in a semi-rural position on the outskirts of Paddock Wood. Paddock Wood has a plethora of shops and secondary and primary schooling. The mainline train station provides excellent transport links with direct trains to London Bridge and Charing Cross. The nearby towns of Tonbridge and Tunbridge Wells provide further recreational facilities and a variety of grammar and private schools.

Freehold
EPC Rating D
Council Tax Band G

Guide price £850,000 - £900,000



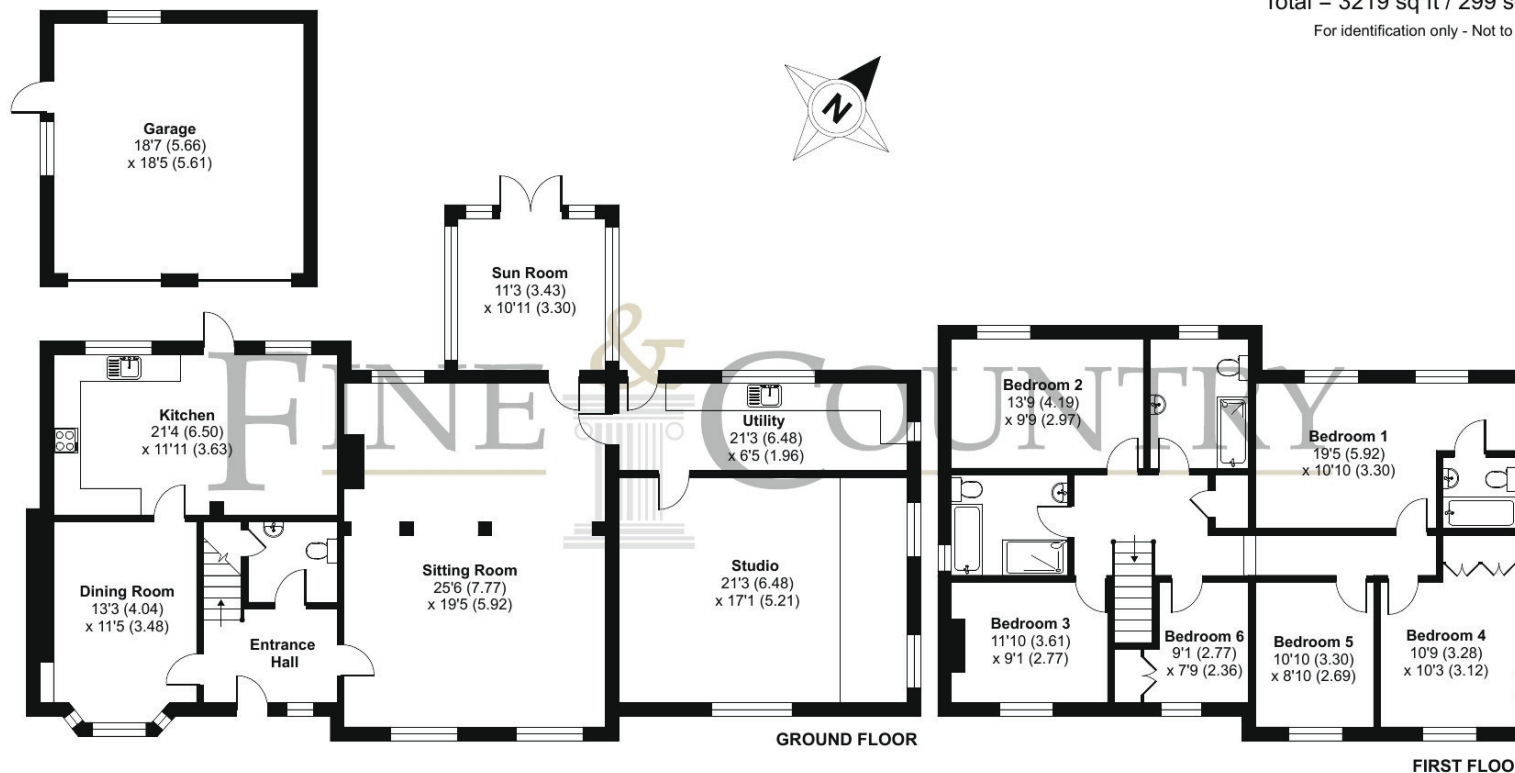
Queen Street, Paddock Wood, Tonbridge, TN12

Approximate Area = 2871 sq ft / 266.7 sq m

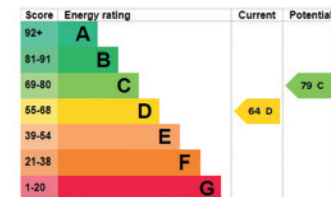
Garage = 348 sq ft / 32.3 sq m

Total = 3219 sq ft / 299 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). © nctchem 2023. Produced for Fine & Country. REF: 1062208



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 02.01.2024





Fine & Country
160 High Street, Uckfield, East Sussex TN22 1AT
01825 767575 | uckfield@fineandcountry.com

