



Cox's Barn  
Paddlesworth Road | Paddlesworth | Kent | ME6 5DP



# Seller Insight

“ This magnificent barn conversion is nestled along a quiet lane amidst a stunning landscape and set within the rural hamlet of Paddlesworth, just a few miles from the charming town of Snodland. The owners were moving out of London and this unique barn conversion in this fabulous location ticked all their boxes.

The visually attractive property offers a high specification for modern day living, within this classic, historic, building. With its high ceilings, copious amounts of glazing which flood the barn with natural light, it is a home full of innovation, quality and style whilst respecting its unique character. Beautiful slate flooring, a state of the art under floor heating system, its large reception room, cinema room with its built in projector, brilliant Neff appliances in the magnificent kitchen and not forgetting its electric car charging point are just a few of its many delights. However, first and foremost it is very much a family home offering a versatile and companionable space for day to day living. All the bedrooms have built in amenities whilst the spacious mezzanine presents the ideal space for home working.

The garden wraps itself around the house and provides an amazing outlook. It is awash with colour and interest, particularly in the summer months and certainly provides an area for total relaxation. With such amenities both inside and out, Cox's Barn is the perfect venue for gatherings of friends and family, whatever the occasion. Christmas here is very special, as are times in the summer, when doors are open wide; there maybe a sports event to watch on the cinema and the house presents the very best in indoor/outdoor living.

Everything is conveniently close at hand. There is a primary school within walking distance, with a wide choice of both state and independent schools within easy reach. Urban centres such as Maidstone, Rochester and Bluewater are convenient to access, and Tunbridge Wells is just thirty minutes away. In addition, both road and rail links are first class.

It is for logistic family reasons that the owners are, very sadly, saying farewell to their amazing home in such a fabulous location. They do wish they could pick up their home and take it with them, but they wish its new owners much happiness.\*

\* These comments are the personal views of the current owners 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

## Cox's Barn

This wonderful barn conversion with its impressive weatherboard, brick and glass façade is found nestled amongst rolling countryside within the rural hamlet of Paddlesworth. Converted circa 2008, Cox's Barn offers a complementary blend of high specification modern day living together with the aesthetics of an attractive period property. This beautiful barn has the benefit of underfloor heating provided by an air source heat pump and a media system that drives the home cinema and integrated music system.

The property boasts an impressive open plan living/dining space with double height vaulted ceilings and measures over 35ft. The contemporary kitchen/breakfast room has an array of bespoke fitted units, integrated appliances and central breakfast island with Corian work surfaces throughout. The entertainment room has a built in cinema system, plus a remotely controlled 9 ft projector screen with integrated projector and advanced surround sound system, with upright cabinets housing the sound and vision equipment.

A staircase with glass balustrade and low level courtesy lighting rises to the first floor mezzanine landing which is utilised as a spacious home office. All three double bedrooms on this level are served by luxurious en-suite facilities and a further shower room is located on the ground floor.











# Step outside

## Cox's Barn

Cox's Barn is accessed via a shingle driveway which provides extensive parking for multiple vehicles. The property has benefited from external landscaping to provide a very attractive wrap around garden. Decking and a paved patio provide ideal spaces for entertaining guests or alfresco dining.

The barn sits on the fringes of Paddlesworth which is a historic hamlet nestled within the glorious Kent countryside. The local amenities of Snodland are close by as are those in and around the beautiful town of West Malling. Importantly Snodland benefits from a mainline rail station that now offers a high speed service to London St Pancras in just 45 minutes. Access to the capital via road is equally impressive, with the M20, M2, M25 and M26 all being within very easy reach.

This region of north Kent offers excellent schooling facilities. There are primary and secondary schools very near by, with private sector facilities and grammar schools located in Medway, Maidstone and Tonbridge.

Freehold  
Council Tax Band G  
EPC D

For mobile phone coverage in this area please look online  
Superfast & Standard Broadband is available at the property, for more information please look online  
The following services are connected: Mains Electric / Mains Water / Cable TV or Satellite / Broadband / Heat Pump / EV Charging Point  
Drainage is via private Sewage Treatment Plant, unknown if it meets current regulations - professional advice should be sought  
Property access shared with one other residence

*Guide Price* £850,000 - £900,000





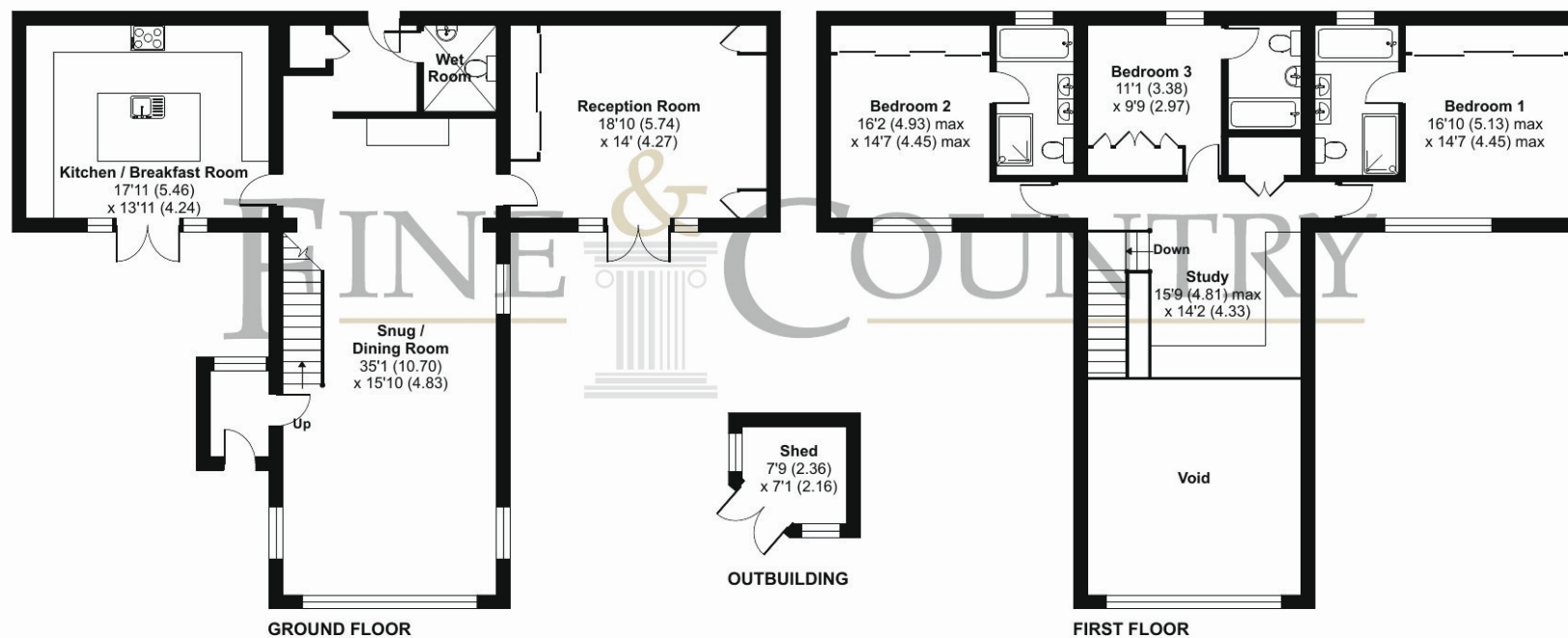
## Paddlesworth Road, Snodland, ME6

Approximate Area = 2188 sq ft / 203.2 sq m (excludes void)

Outbuilding = 48 sq ft / 4.4 sq m

Total = 2236 sq ft / 207.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (Kent). REF: 1238453

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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 © 2025 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 17.02.2025



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