



Lambert & Foster



THE BYRE HOUSE

PADDOCK WOOD

Beautifully presented four bedroom, four bathroom, charming detached character property with two reception rooms, kitchen/breakfast room, a detached garage with an additional detached studio and another outbuilding with an office/garage providing an abundance of versatile living accommodation. Situated in a rural idyllic location between the pretty village of Yalding and Paddock Wood there are plenty of amenities available that include a mainline station offering mainline links into London in under an hour. The property is being offered with NO ONWARD CHAIN.

Guide Price £950,000

FREEHOLD





THE BYRE HOUSE

DARMAN LANE | PADDOCK WOOD | KENT

- Detached four bedroom, four bathroom brick barn conversion
- Idyllic semi-rural location
- Located between the pretty village of Yalding and Paddock Wood
- Three detached outbuildings that include a garage/studio/extra guest room
- Good access into London via mainline station at Paddock Wood
- Access to the Runway at the close by airfield for a reduced yearly fee £10.00

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Private drainage services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: EE fast fibre

MOBILE COVERAGE: Unknown.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX: Band E **EPC:** E (45)

COVENANTS: TBC

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Low risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof and part timber link.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

The Byre House, Great Fowle Hall, Darman Lane, Paddock Wood, Tonbridge, TN12 6PW

Main House = 1953 sq ft / 181.4 sq m

Garages = 508 sq ft / 47.1 sq m

Outbuildings = 422 sq ft / 39.2 sq m

Total = 2883 sq ft / 267.8 sq m

For identification only - Not to scale



MAIN HOUSE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lambert and Foster Ltd. REF: 1371241

OFFICES LOCATED AT:

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Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
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