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# Barnes Kingsnorth



**Little Fowle Hall Stables, Lucks Lane, Paddock Wood, Tonbridge, Kent, TN12 6PA**

**£1,125,000 Freehold**

Viewings strictly by appointment with the agent

Tel: 01732 771616

[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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### The Property

The property itself is a thoughtfully converted stable, offering spacious and flexible accommodation which makes up 1,835 sq ft. At its heart is an open-plan kitchen/living/dining space, complete with a cosy wood-burning stove with back boiler, which provides heating to part of the property, complemented by electric heating throughout the remainder, ideal for everyday living and entertaining. This is complemented by a substantial separate reception room, featuring double patio doors that provide light and a seamless connection to the outdoors, along with a useful utility room. A conservatory offers a bright and relaxing space. It enjoys views across the surrounding grounds, teeming with wildlife. Original stable doors have been retained, adding character and charm throughout the home. The home provides four bedrooms, with two located on the ground floor served by a well-appointed ensuite, and two further bedrooms on the first floor, both with fitted wardrobes. There is a separate family bathroom, which houses the water tank and a handy fitted wardrobe. Three loft spaces, accessed from a ground floor bedroom, the utility room, and the first-floor bathroom, provide valuable storage and flexibility. Additional features include solar panels, contributing to improved energy efficiency and cost savings as-well as a roof replacement in 2013.

### The Grounds

Shared access leads to ample parking as well as various access points for further parking, leading onto the grounds. The land is a true highlight, secluded and tranquil, it comprises a mix of open fields, established orchards, vegetable patches, and a charming area of woodland. There is also a partially filled pond area, now naturally rewilded with self-seeded trees, creating a peaceful and wildlife-rich setting. The orchards include a variety of mature trees such as cobnuts, apple, pear, cherry, and plum, providing both beauty and productivity. To the front of the property is a large, enclosed courtyard-style yard, offering a private and sheltered outdoor space ideal for relaxing and entertaining. Complete with a wood store, greenhouse, and outdoor dining area, it is perfectly suited to enjoying long days outdoors. Further enhancing the appeal are the extensive outbuildings, including a substantial WORKSHOP/GARAGE, (5.8x14.8m) and a large NISSEN HUT, (4.8x10.6m) both with electricity connected. The Nissen hut also benefits from a wood-burning stove, offering excellent versatility for a range of uses. This is an ideal property for those seeking to create their own lifestyle, whether that be a smallholding, a home with workspace, or simply a more self-sufficient countryside way of life.

*Agent's Note: There is a small maintenance contribution for the shared driveway. The property houses its own sewage treatment plant.*



### The Local Area

The property is situated down a long private driveway shared by 3 Oast Houses. Approximately 1.5 miles from the centre of Paddock Wood town. Paddock Wood caters for everyday needs with a good selection of shopping facilities located around Commercial Road, including: Waitrose supermarket, Bardsleys Department Store, Post Office, chemist, banks, hairdressers and beauticians, butchers, bakers, hardware store, eateries and many more. Town amenities include Woodlands Health Centre, dentist, and veterinary surgery. There are two recreation grounds complete with play areas for all ages, outdoor gym equipment, tennis courts, bowling, football and cricket pitches and Putlands Sports and Leisure Centre with running track. There is a primary school and Mascalls Academy within the town, as well as a primary school in nearby Laddingford, with grammar schools and private schooling for all ages nearby in the larger towns of Tonbridge and Tunbridge Wells. The famous Hop Farm is minutes away hosting regular events. There are regular buses to the surrounding areas, and the mainline station provides excellent services to London Charing Cross and Canon Street in under an hour as well as Ashford International and the coast.

### ROUTE TO VIEW

From Paddock Wood High Street, located on Commercial Road, proceed southeast and turn right onto Church Road. Follow this road until you reach a crossroads, then turn left onto Mile Oak Road and continue onto Queen Street. Take a left onto Lucks Lane, and then the first right, signposted Little Fowle Hall Oast and Stables. Follow the private drive all the way to the end, where the property is located.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

*Disclaimer: In accordance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that the vendor of this property is a relative of an employee of Barnes Kingsnorth Estate Agents*

**Energy Efficiency Rating: D**

**Council Tax Band: E**

Ref: T1491/62024041/V4

