

Uptons Farm Barn Lees Road, Laddingford, Maidstone, ME18 6DB

Asking price £1,150,000

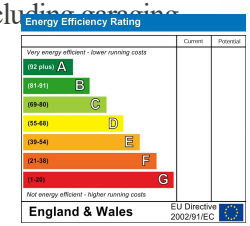
Jack Charles
Estate Agents

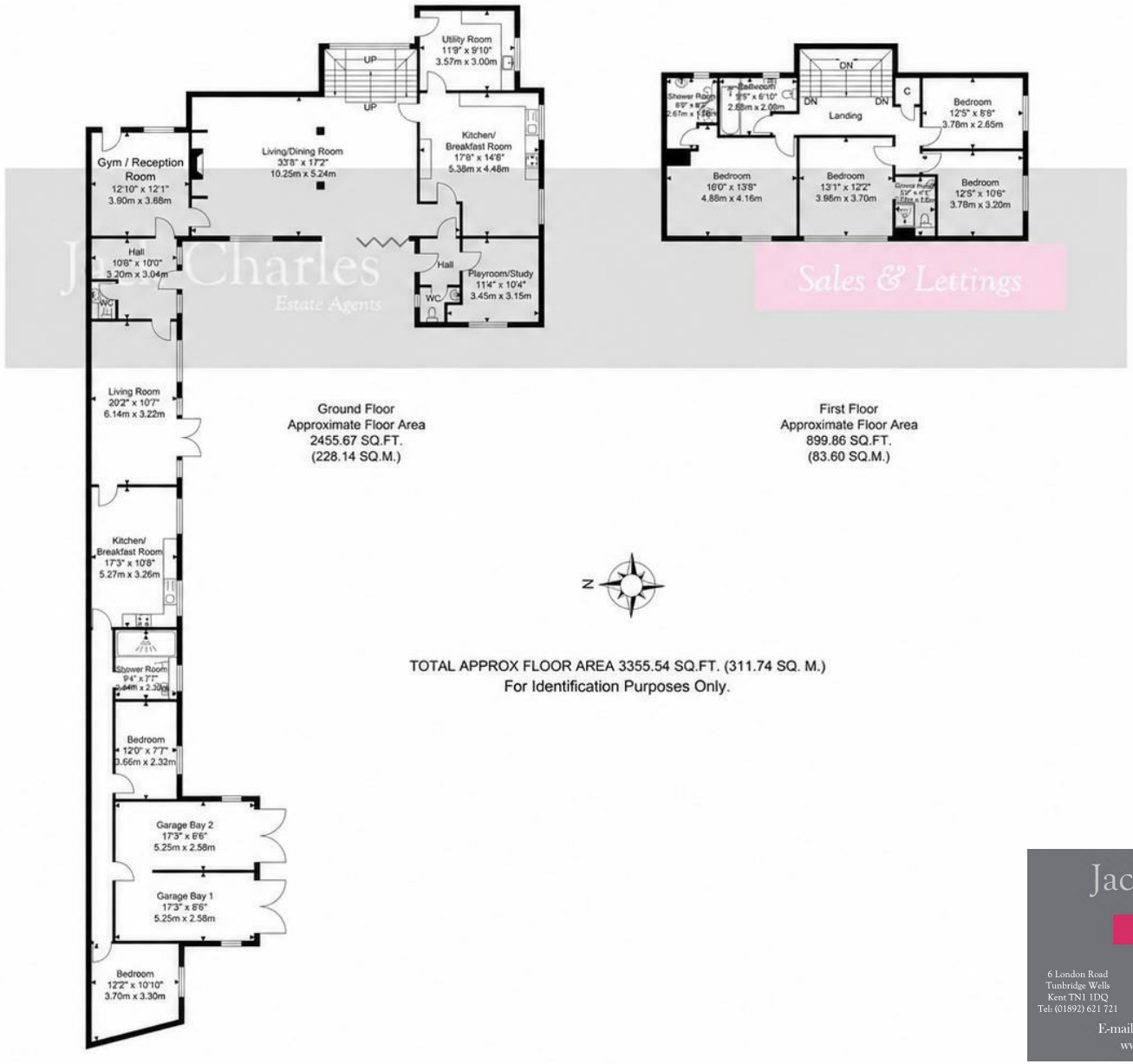
Sales & Lettings

Uptons Farm
Barn Lees Road,
Laddingford,
Maidstone,
ME18 6DB

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Character barn conversion with extensive exposed timbers
- Four first-floor bedrooms, two with en-suite shower rooms
- Additional ground-floor accommodation with two further bedrooms
- Impressive living/dining room measuring approximately 33ft
- Galleried landing and striking vaulted bedroom ceilings
- Spacious kitchen/breakfast room and separate utility room
- Study/playroom plus further reception room
- Additional kitchen, living room and shower room within the ground-floor wing
- Two garage bays and off-road parking
- Approximately 3,356 sq ft overall, including garaging





Jack Charles
Estate Agents
Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

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To Be Sold

Jack Charles are delighted to offer for sale this individual barn conversion, combining beautiful exposed timbers, vaulted ceilings and generous living spaces with a particularly flexible layout. Arranged around a broad lawned garden, the accommodation includes a four-bedroom main house and an extensive ground-floor wing, providing options for extended family, guests and working from home.

At the heart of the main house is an impressive living/dining room extending to approximately 33ft, with substantial beams, exposed brickwork and a feature brick fireplace with a stove. There is ample space for both seating and dining, while doors open onto the garden.

The kitchen/breakfast room provides a sociable everyday space, with fitted cabinetry, generous work surfaces and room for a family dining table. A separate utility room, study/playroom, gym/further reception room and two cloakrooms complete the main ground-floor accommodation.

The staircase rises through a striking space framed by exposed timbers and full-height glazing to a galleried landing. Four bedrooms occupy the first floor, each enjoying its own character, with vaulted ceilings and exposed roof timbers adding to the appeal. Two bedrooms have en-suite shower rooms, complemented by a separate family bathroom.

Additional Accommodation

The adjoining ground-floor wing is a valuable feature of the property, with a separate living room, kitchen/breakfast room, shower room and two further bedrooms, together with internal access to the garage bays.

This layout offers considerable flexibility for buyers seeking space for relatives, older children or guests, as well as those needing a greater separation between home and work.

Outside

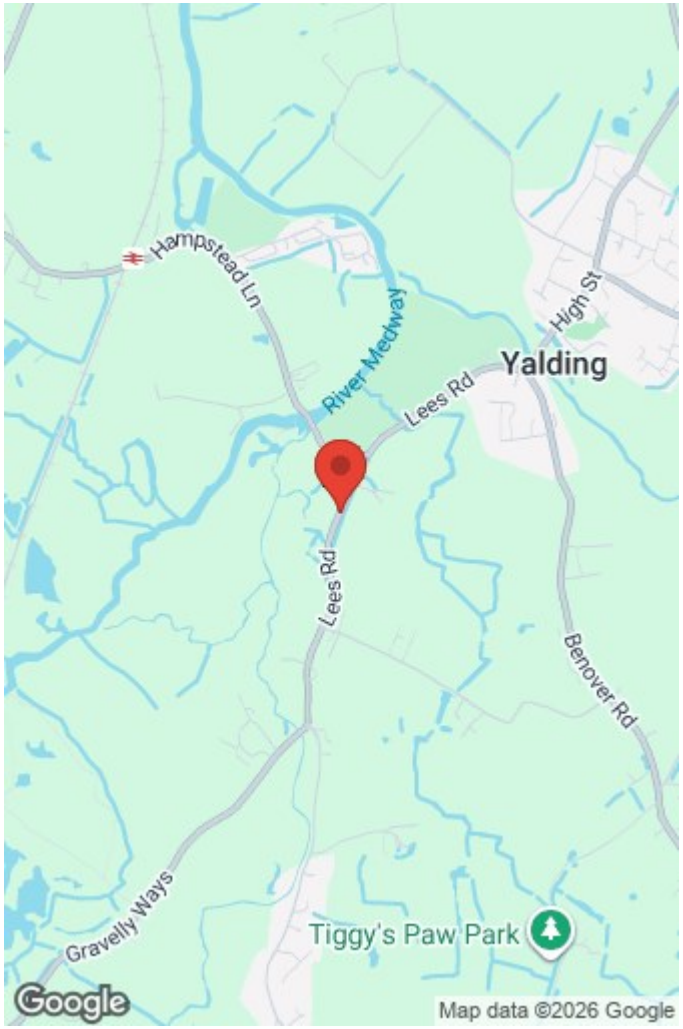
The buildings frame a generous lawned garden, creating an attractive outlook from many of the principal rooms. There is space for outdoor seating, entertaining and family use, with neighbouring countryside providing a lovely backdrop.

Off-road parking and two garage bays complete the property.

Location

Uptons Farm Barn is situated on Lees Road in Laddingford, a small Kent village surrounded by countryside. The village has a primary school and The Chequers public house, while nearby Yalding and Paddock Wood provide further everyday amenities.

Paddock Wood offers a wider choice of shops and services, together with a mainline station providing connections to London. Tonbridge, Tunbridge Wells and Maidstone offer more extensive shopping, leisure and educational facilities.










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