

2 Paddock Close, Fordcombe





2 Paddock Close, Fordcombe TN3 0RR

Charming Spacious 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
- Kitchen/breakfast room
- Spacious living/dining room
 - Conservatory
 - Study
- Pretty garden
- Sought after village location
 - No chain



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Beautifully situated in a quiet cul-de-sac a few minutes' walk from the popular village centre, this home enjoys an idyllic semi-rural setting.

With its leafy wall plants climbing up its handsome red brick exterior, the house is set back from the quiet road by a low hedge.

You enter into a smart hallway with warm wooden flooring and a useful downstairs cloakroom at the rear.

On the left is the living/dining room which is flooded with light from its front window and fully glazed doors that slide effortlessly open into the conservatory at the back. It has a feature fireplace with wood burning stove to add warmth on colder days and has enough room for furniture and family sofas to relax in.

The conservatory's wrap around windows bring views of the beautiful garden in. It is the perfect space for relaxing or entertaining in and its glazed door opens onto the patio and garden beyond.

Next door, the kitchen/breakfast room has everything you need with plenty of fitted cupboards and counter surface, plumbing and space under the counter for a washing machine and an integrated oven. You can enjoy your morning coffee at the breakfast bar while the study behind is a quiet retreat, perfect for working from home.

Climbing the carpeted stairs to the first floor you reach three good sized bedrooms and a modern family bathroom.

The pretty garden is a green oasis with bursts of colour from its flower beds which edge the beautifully maintained lawn giving a picturesque view from the inside. It is well landscaped with a drainage system, pond with waterfall, lighting and mature shrubs and trees stretching up to the end of the garden. It offers privacy with the rear section feeling secluded and tropical making it perfect for summer entertaining. A shed with power and lighting offers plenty of storage.

This is a fabulous family home set in a sought-after village in the heart of Kent's garden of England. A must see!

Covered entrance porch to entrance door, which opens to:

Entrance Hall with opaque front aspect window, wooden flooring, radiator, under stairs storage cupboard and doors to:

Cloakroom: wooden flooring, low level WC, wall hung wash basin, part tiled walls, radiator and space for coats and shoes.

Living/dining room: 20'2 x 10'11" double glazed front aspect window, brick enclose fireplace with brick hearth and multi fuel wood burner insert with wooden beam over, ceiling beams, sliding glazed door into conservatory and radiators.





Conservatory: 12'6 x 7'1' rear and side aspect windows part leaded, side aspect sliding glass door into garden and tiled floor.

Kitchen/breakfast room: 13'1 x 11'1' double glazed rear aspect window with a side door giving access to the garden. There are plenty of wooden eye and base level units some open and a wine rack, Belfast sink with mixer tap, part wooden worktops with drainers, laminate flooring and radiator. There is space for a fridge/freezer and space and plumbing for a washing machine and space for a tumble dryer. There is an integrated oven with 4 ring halogen hob, a fitted Neff combination microwave and two breakfast bars with a door leading to:

Study: 9'1 x 7'3' front aspect double glazed window, fitted wall shelves beside and over the doorway and radiator,

Stairs up to first floor landing with hatch access to the boarded loft and doors to:

Bathroom: double glazed opaque rear aspect window, wooden panel enclosed bath with hand held shower attachment and wall mounted Mira shower, wooden vanity unit with wash hand basin over and cupboard under, low level WC, part tiled walls, tiled flooring and heated towel rail and radiator.

Bedroom 1: 14'2 x 9'4' double glazed front aspect window, fitted wooden wardrobes with integrated headboard, open shelving and

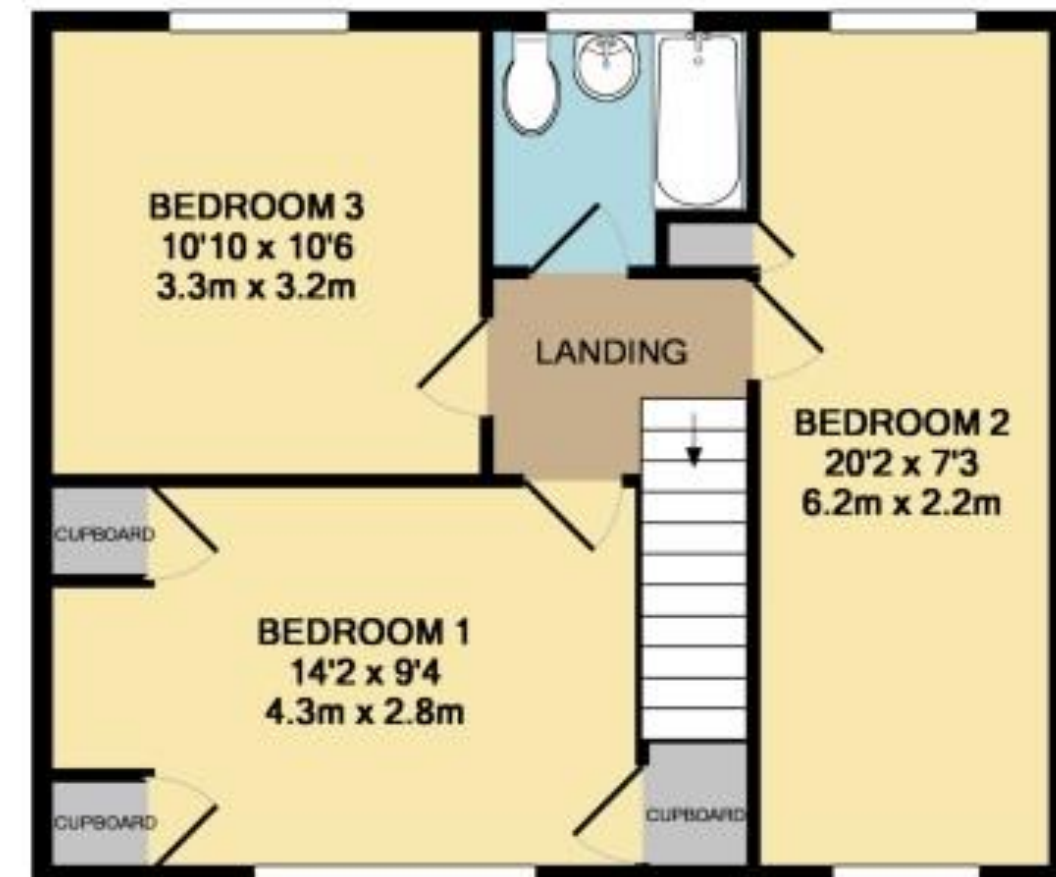
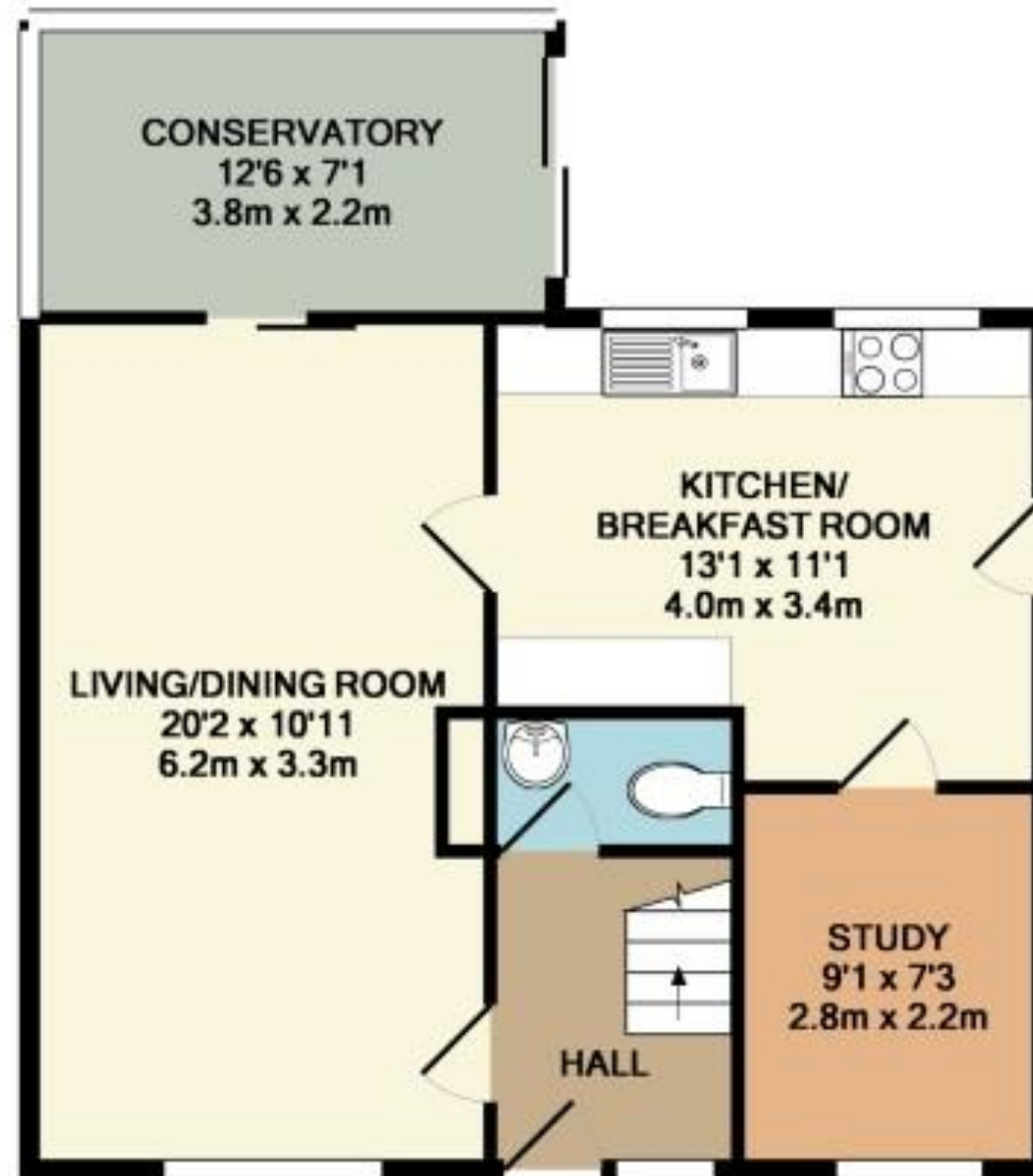
cupboards over the bed, walk in wardrobe with hanging rail and shelving and providing housing for the boiler and radiator.

Bedroom 2: 20'2 x 7'3' double glazed front and rear aspect windows, vanity unit with wash hand basin over and cupboard under and radiators.

Bedroom 3: 10'10 x 10'6' double glazed rear aspect window, fitted cupboard with shelving for linen and radiator.

Outside: To the front of the property is a mid-height hedge with a lawned area and flower beds behind, with shrubs and climbing plants at the front of the house and climbing over the porch. A pathway leads to the front door and down the side of the house giving rear garden access. At the rear is a stone terrace area fronting the garden which is laid mainly to lawn with a wooden shed and a pathway stretching down to the rear. High wooden fencing sits at the perimeters with mature shrubs, plants and flowers in rock and wooden sleeper enclosed beds. A wooden arch leads to a back block brick and stone paved area with a pond with waterfall and a shed to the side with power and lighting. The garden benefits from a drainage system and exterior lighting. Paddock Close has plenty of off street parking with an area to the front of the property and additional inset parking to the left. There is a cut through hard surface pathway that turns into a grassy pathway to the left of the





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)



property which leads to the center of the village within a few minutes' walk.

General:

Tenure: Freehold

Local authority: Sevenoaks Borough Council

Council tax: Band D (£1,693)

EPC: D (64)



Area Information: Fordcombe is a pretty semi-rural village in the High Weald Area of Outstanding Natural Beauty, 4.4 miles west of Tunbridge Wells. Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern day shopping, entertaining and recreational facilities. Fordcombe has its own popular Church of England primary school, village hall and parish church. It also has a recreation ground with a cricket pavilion for the village teams. The Chafford Arms Pub is at the center of village life with a family friendly pub, garden and menu. Apart from its own primary school excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, with Holmewood House Primary School in nearby Langton Green. There are also the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline stations to Fordcombe are at Tunbridge Wells and Tonbridge with fast and frequent train services to central London. Tunbridge Wells Station is around 4.5 miles away with trains to central London in 50-55 minutes. Tonbridge Station is around 6.4 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.



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