

12 Paddock Close, Fordcombe









# 12 Paddock Close, Fordcombe TN3 0RR

*3-Bedroom House With Fabulous Countryside Views And Planning Consent*

## **Accommodation Summary**

- Semi-detached house
  - 3 bedrooms
  - 2 reception rooms
- Gardens stretching to approximately 130ft with stunning views
  - Sought after village location
- Planning consent for two storey side extension
  - Chain free



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

With a rich family history stretching back through the generations it has been loved and enjoyed in equal measure for decades. It is now time for a new family to create their own happy memories and put their own stamp on it.

Carefully maintained by its owners, its versatile accommodation is in very good decorative order and is full of light and sunshine in the summer and warm and cosy in the winter.

The gardens are pretty and well-maintained with open countryside views stretching as far as the eye can see ensuring you an unspoiled outlook over arable farmland and the hills beyond.

On your left, the living room has a focal fireplace and a front aspect window through which natural light floods in.

At the end of the hallway is the bright kitchen with the dining room conveniently accessed to the left and a lobby area with garden access, a deep storage cupboard and a workshop to the right.

Climbing the stairs, you pass a bathroom and separate cloakroom with a side landing window delivering glorious views. All three bedrooms are generously sized with a double bedroom at the back of the house having the best views of the garden and the countryside beyond.

Outside is a large sunny and broad garden laid mainly to lawn with mature hedging, shrubs and trees framing its boundaries. A hard surface pathway with some terracing wraps round the back of the house offering perfect summer evening alfresco dining or entertaining space.

This bright welcoming home is nicely decorated and immaculately presented enabling you to move in straight away. It is also, however, a dream project to create your own vision and add value in the future.

There is planning approval for a two storey side extension (59 sq.m) to convert existing outbuildings into living and sleeping spaces to maximise the internal space and striking countryside views. Planning application reference No:SE/17/00830/HOUSE







Covered entrance porch to entrance door, which opens to:

Entrance Hall with double glazed front aspect window, space for coats and shoes, wooden effect laminate flooring, radiator and doors to:

**Living Room:** 13' x 12'7" double glazed front aspect window, fireplace with gas fire insert and tiled surround and hearth and radiator.

**Kitchen:** 9'4 x 9'3" double glazed rear aspect window with a freestanding electric oven, some eye and base level units, stainless steel sink and drainer, wooden effect laminate flooring and radiator. There is space for a fridge/freezer and space and plumbing for a washing machine and an under stairs storage cupboard with shelving.

**Dining Room:** 9'3 x 9'2" double glazed rear aspect window, wooden effect laminate flooring and radiator.

Lobby area with rear garden access door and doors to:

**Store:** rear aspect window and shelving.

**Workshop:** side aspect window. Stairs up to first floor landing with double glazed side aspect window, airing cupboard with shelving for linen and housing for the boiler, loft access and doors to:

**Cloakroom:** double glazed side aspect opaque window, low level WC, tiled walls and wooden effect laminate flooring.

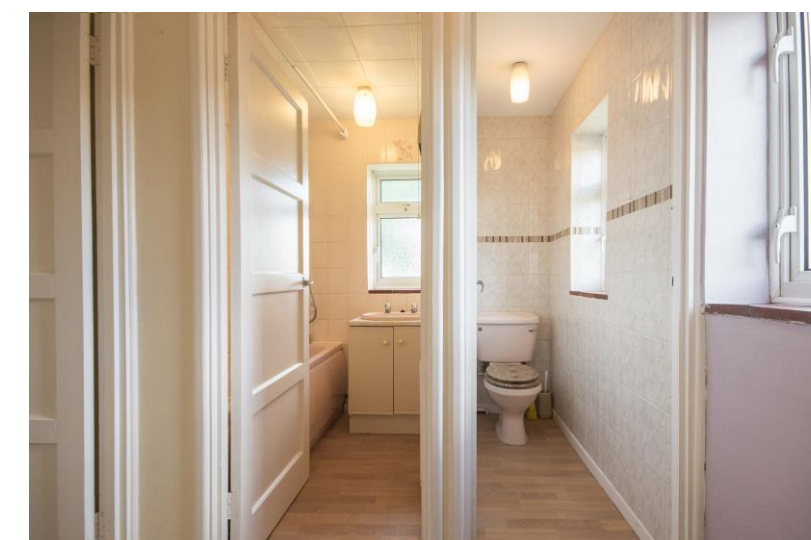
**Bathroom:** double glazed opaque rear aspect window, panel enclosed bath with mixer tap and wall mounted shower over, vanity unit with inset wash hand basin over and cupboard under, wooden laminate flooring and radiator.

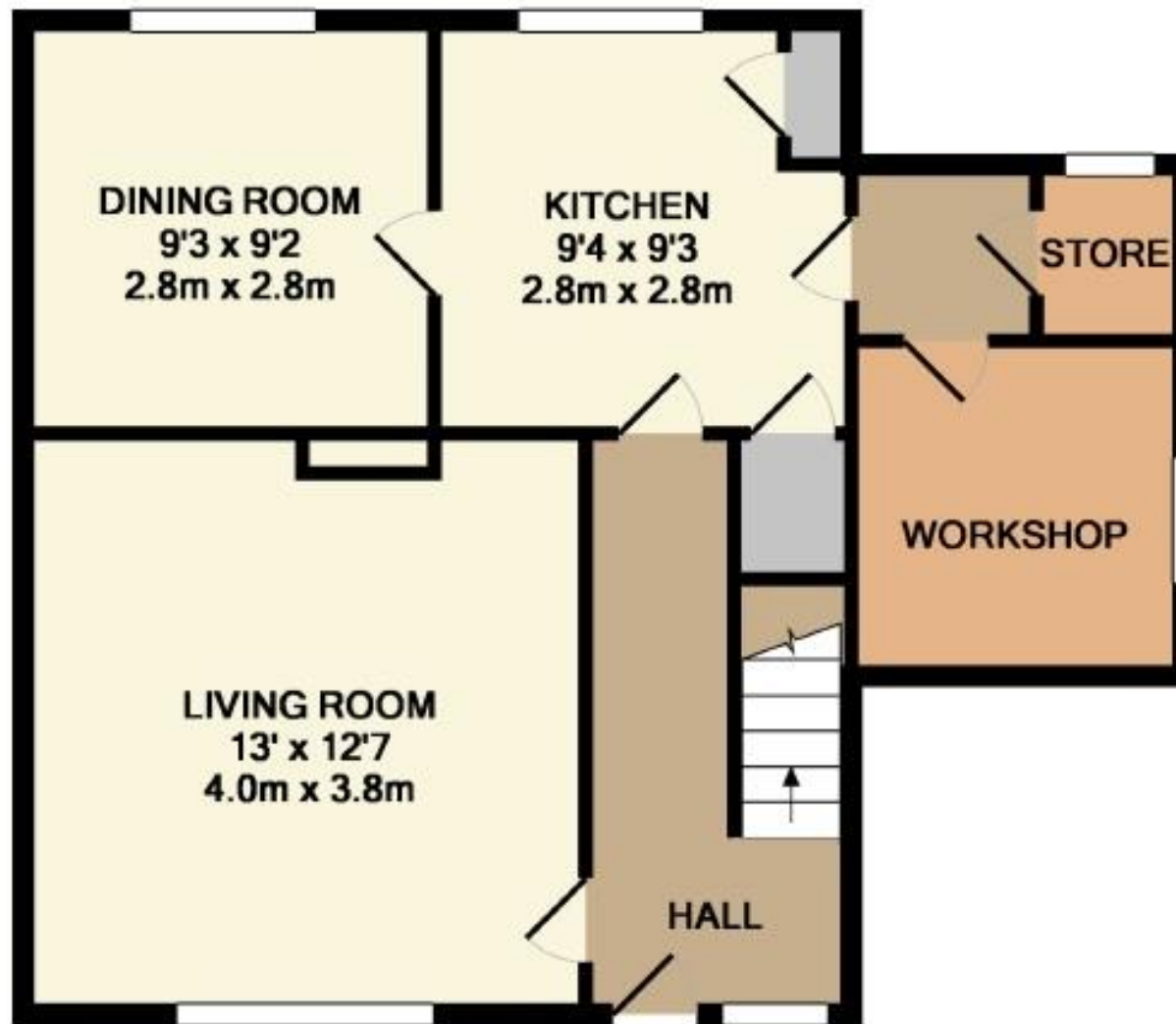
**Bedroom 1:** 12'6 x 11'9" double glazed front aspect window, double wardrobe with sliding door and internal hanging rail with cupboards over, fitted cupboard with internal shelving and cupboard over and radiator.

**Bedroom 2:** 12'6 x 8'10" double glazed rear aspect window overlooking the garden, double wardrobe with sliding door and internal hanging rail with cupboards over, fitted cupboard with internal shelving and cupboard over, additional fitted cupboard and radiator.

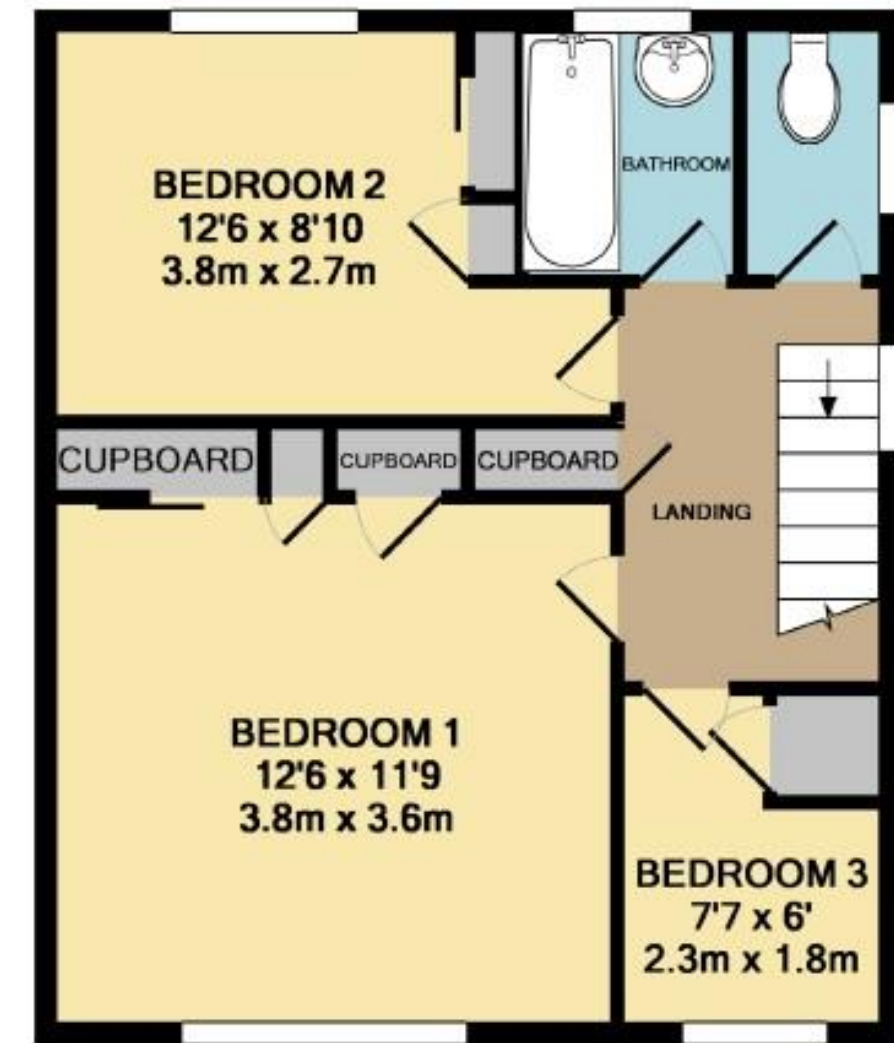
**Bedroom 3:** 7'7 x 6" double glazed front aspect window, over stairs fitted cupboard and radiator.

**Outside:** To the front of the property is a low wooden picket fence with a concrete pathway accessed through an iron gate leading up to the front door with lawn either side and flower bed and mature hedging borders. The concrete path wraps around to the back of the







GROUND FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 SQ.M.)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>59</b>
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





house, as does the expanse of lawn with the rear garden laid mainly to lawn with a wooden shed and another concrete pathway stretching down the middle of the garden to the rear. High wooden fencing sits at the left perimeter with mature hedging at all other perimeters enabling an uninterrupted view over the arable farmland behind and hillsides beyond. Paddock Close has plenty of off street parking with an area to the front of the property and additional inset parking to the right. There is a cut through hard surface pathway that turns into a grassy pathway to the left of the 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 (65)

**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.



