

Tender Meads (Annexe), Fordcombe Road, Fordcombe









# Tender Meads (Annexe), Fordcombe Road, Fordcombe TN3 0RT

**\*\*\*DEVELOPMENT OPPORTUNITY\*\*\***

*Conversion Opportunity of a Two Storey Oak Framed Detached Annexe to a 2/3 Bed House, in Idyllic Village Setting*

## **Accommodation Summary**

- Detached Norman barn style two storey oak framed annexe
  - Planning permission granted for change of use
- Potential conversion of annexe into an extended residential dwelling
  - South west facing garden
- Drive and off street parking for multiple vehicles
  - Sought after village location
- Spectacular cricket green and countryside views
  - Option to purchase additional land
  - Chain free



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### \*\*\*DEVELOPMENT OPPORTUNITY\*\*\*

Tucked discreetly away in its lush green setting, with glorious views, this beautiful oak framed building stands proud.

It enjoys spectacular views of open countryside and the cricket green opposite, whilst being a stone's throw from village amenities. It is also a short drive from excellent transport links and first-class schooling.

It is set back from the road by a driveway flanked by high mature hedging, with a lawned garden to the rear with exquisite views beyond.

It is currently used for garaging, storage and family recreation rooms with a first floor living space complete with kitchen, shower room and bedroom.

A wide sit on balcony to the rear gives you extra living space in the warmer months to enjoy the surrounding High Weald area of outstanding natural beauty.

Whilst it is currently a versatile space, planning permission has been granted for its change of use and conversion into an extended residential dwelling.

The approved plans permit the creation of a two reception, two bedroom, two bathroom property, including a dormer window at first floor level. Full details can be accessed via, Sevenoaks District Council's website, using the planning reference number 19/02732/FUL, or PP-08164364.

This is a fantastic development opportunity with breath taking landscape views, a quiet village location and first-class schooling and transport needs on your doorstep. A must see!

The front of the building is accessed via two sets of wooden doors that open into the garage/storage space and a wooden stable door opening into:

**Family Room:** 11'6 x 25'11 front and rear aspect double glazed windows, rear aspect French windows, wooden wall beams and a ladder rising to:

**Mezzanine Family Room:** 11'6 x 13'2 with restricted head height.

**Double Garage:** 20'6 x 25'11 two sets of front aspect wooden doors, side aspect windows, hard surface flooring, wooden beams, lighting and electricity.

**Wooden stairs to the rear rise to an enclosed wooden sit on balcony with double glazed doors that open into:**





**Open Plan Kitchen/Living and Dining Room:** 17'5 x 17'3 rear aspect double glazed windows, wooden effect flooring, alcove with open shelving, ceiling loft access hatch and wooden ceiling beams. The kitchen area has a range of wooden effect base level cupboards, fitted Neff oven, 4 ring electric hob, space for fridge, wooden work tops and a butler sink. Doors open into:

**Shower Room:** front aspect double glazed window, shower cubicle with wall mounted shower attachment, pedestal wash hand basin, low level WC, wooden wall beams, part tiled walls and tiled flooring.

**Bedroom:** 9'6 x 8'8 front aspect double glazed window, wooden effect flooring and wooden wall beams.

**Outside:** This property has a driveway leading to an off street gravelled parking space in front of the building with perimeter shrubs, hedging and fencing. To the rear and side is an area of lawn with mature perimeters of shrubs, plants and trees.

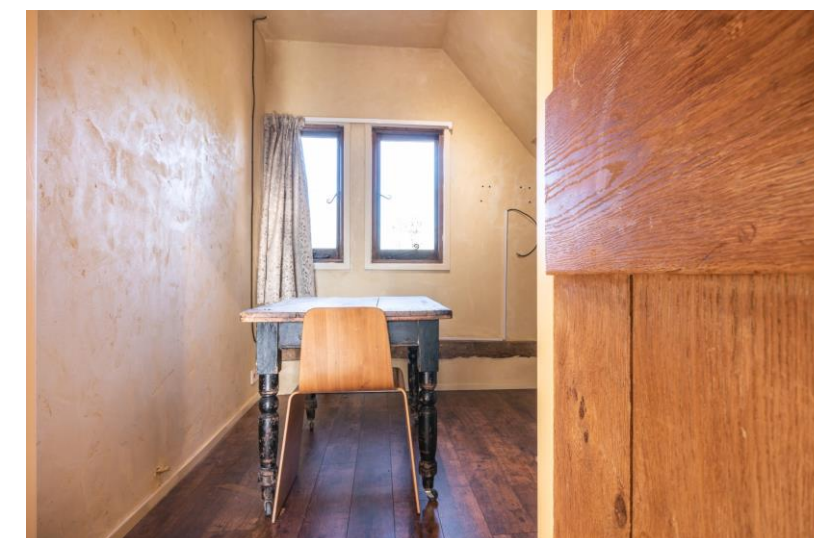
#### General:

Tenure: Freehold

Local authority: Sevenoaks Borough Council

Council tax: Band A (£1,300.00)

EPC: E (44)

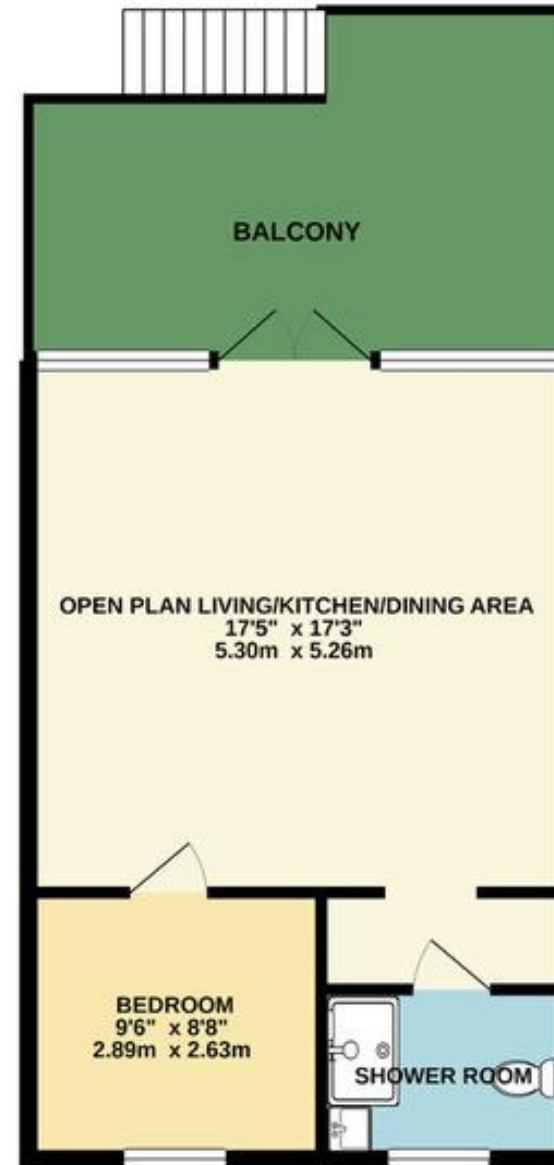




GROUND FLOOR  
828 sq. ft. (76.9 sq. m.) approx.



1ST FLOOR  
450 sq. ft. (41.8 sq. m.) approx.



GROUND FLOOR  
151 sq. ft. (14.0 sq. m.) approx.



Energy Efficiency Rating	
Current	Potential
	108
44	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	87
51	
EU Directive 2002/91/EC	
England & Wales	

TOTAL FLOOR AREA : 1429 sq. ft. (132.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### **Area Information:** FORDCOMBE, TUNBRIDGE WELLS

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 centre 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.





