



MASCALLS COURT BARN

PADDOCK WOOD - GUIDE PRICE £900,000 - £925,000



Sales, Lettings, Land & New Homes

Mascalls Court Barn

Mascalls Court Road, Paddock Wood, Tonbridge,
Kent, TN12 6NB

**Entrance Hall - Lounge - Kitchen/ Diner - Three Bedrooms -
Bathroom - En-Suite - Front And Rear Gardens - Driveway -
Double Garage**

On asking the seller what had initially attracted them to this property, the response was a little surprising. At the time it had been the location but there had not been much else to get excited about.

It was then explained that the owner had purchased the plot upon which a barn had once stood. Flattened by the Hurricane of 1987, he had then spent some time rebuilding and further enhancing the barn so it became the stunning home that it is today.

There is a rather impressive entrance, with glass windows surrounding a sturdy front door that opens onto the landing. From here one can descend to the spacious and well fitted kitchen / dining room, two bedrooms, and a bathroom. Alternatively you can take the stairs up to the magnificent lounge which has a vaulted ceiling with exposed wood beams and columns. This provides a sense of grandeur, space and light which does literally take the breath away.

An imposing wood burner provides a grand focus to this room as well as a cosy warmth during a long winter's night. It should also be noted that heating throughout the property is by way of an air source heat pump and there is also the reassurance of knowing that there is double glazing throughout.

Adjacent to the lounge is the master bedroom with its en-suite.





Access to the attractive and sunny garden is through the kitchen patio door. This is well stocked with a variety of trees, shrubs, plants and flowers. Another charming feature is the stream that winds through the garden. There is wooden decking and an extensive porcelain tile patio that provides a sunny spot for the garden table and chairs. For garden storage there are two large sheds.

There's ample parking on the gravel drive to the front of the property, and a double garage that can be found to the rear. With light and power this has made an ideal gym for the very active owners.

Referring back to the location, the owners described this as secluded, quiet and safe, with good neighbours. Mascalls Court Barn is approximately 1 mile to the Paddock Wood mainline station and the local shops which also includes a Waitrose supermarket.

In summary this is a superb property that has many endearing and positive aspects. It is a home that provides ideal social spaces to entertain but also allows you to be quiet and reflective.

We would not hesitate to recommend an early viewing to avoid the disappointment of missing out.

ENTRANCE HALL:

Solid front door with glass panels to side and above, wood floor landing, wood staircase to top level lounge and master bedroom, and to lower level kitchen/ dining room and study/ bedroom.

LOUNGE:

Front and rear aspect double glazed windows, feature fireplace with brick surround and hearth, flue from fireplace to roof, exposed beams and vaulted ceiling, three radiators, wood flooring, wall mounted up lights, solid door to master bedroom.

MASTER BEDROOM:

Front and side double glazed windows, vaulted ceiling with exposed wood beams, radiator, fitted storage cupboard / wardrobe, wall mounted up lights, access to large loft storage, solid wood door to en-suite.

EN-SUITE:

Side and rear aspect double glazed windows, exposed beams and columns, hand wash basin with mixer tap, mirrored bathroom cabinet above, fitted cupboard below sink, heated towel rail, low level W.C., shower cubicle with mounted shower, tiled splash backs and walls.

LOWER LEVEL:

KITCHEN/DINER:

Rear and side aspect double glazed windows, double glazed patio doors to garden, Shaker style kitchen with floor cupboard units with granite effect work surfaces over, tiled splash backs, two radiators, ceiling spotlights, under stairs cupboard, slate tiled floor, space for wine cooler, plumbing for dishwasher and washing machine, two bowl sink with drainer and mixer faucet tap, fitted fridge, fitted 'Neff' oven and grill, five ring induction hob set in brick recess with extractor above, exposed beams and columns, solid wood door to study/ third bedroom.

STUDY/ BEDROOM:

Front aspect double glazed window, exposed beams, tiled floor, radiator, windows to hallway, solid wood door to passage leading to downstairs bathroom.

BATHROOM:

Rear aspect double glazed window, wood panel bath with mixer tap shower, sink with mixer tap, fitted storage below, low level W.C., part tiled walls, heated towel rail, tiled floor, ceiling spotlights, exposed beams and columns.

BEDROOM:

Solid wood door to bedroom, rear and side aspect double glazed windows, radiator, fitted wardrobes, tiled floors, and exposed beams.

Patio doors from kitchen / dining room to garden.

OUTSIDE REAR:

Well stocked garden with a range of trees, flowers, shrubs and plants, vegetable patch, green house, lawn, decked area, compost and wood store area, large shed with concrete base, stream running through the garden, porcelain tiled area with BBQ space immediately behind the house, additional shed to the side of the house, also access via a back gate to a double garage that has power and lighting with an automatic garage door.

OUTSIDE FRONT:

Gravel drive with parking for a number of vehicles.



SITUATION:

The small thriving country town of Paddock Wood was historically regarded as the centre of the hop growing industry in Kent, the nearby Hop Farm supplying much of the hops used by London breweries in the 19th and 20th Centuries. Held to be the largest collection of Victorian oast houses in the world, this iconic and historic landmark continues to thrive today as a family park and venue for weddings, events, festivals and shows. The mainline station offers a fast and frequent service to London and the coast and the local educational facilities cover all ages from primary and through to secondary schooling. The shopping amenities are a real blend of local independent retailers a Waitrose and a coffee shop to name a few. Other local facilities include Putlands Sports Centre, Woodlands Health Centre, dentists, veterinary surgery and a library. The nearby larger towns of Tonbridge, Maidstone and Royal Tunbridge Wells, with the famous Pantiles, all offer an even wider range of amenities, retail therapy opportunities and nightlife, being a short drive or bus ride away at approximately 6, 7 and 11 distant respectively.

TENURE:

Freehold.

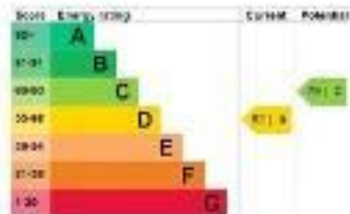
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01732 351135





Ground Floor

First Floor

Approx. Gross Internal Area 1167 ft² ... 108.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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