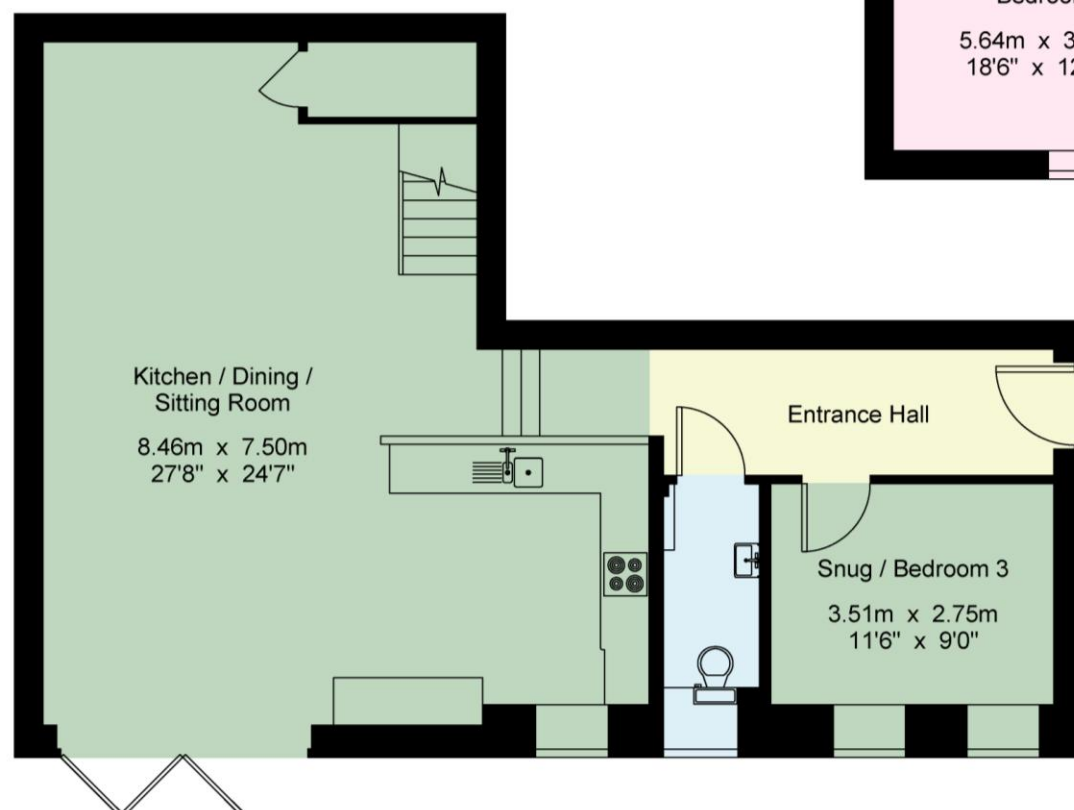
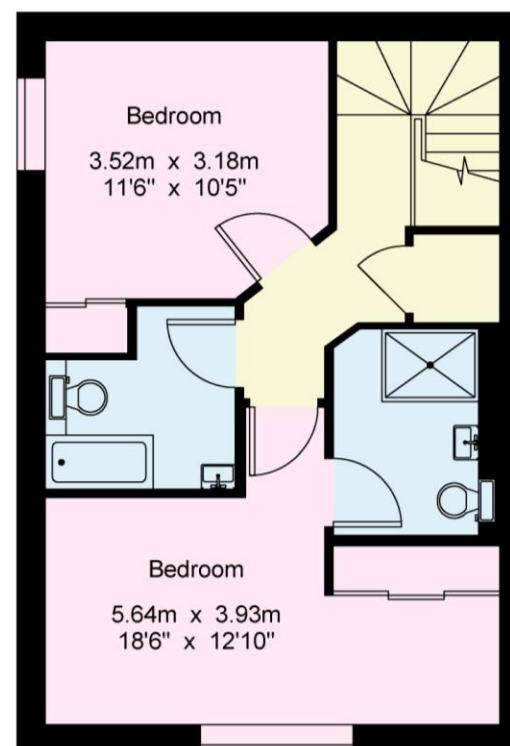


Score	Energy rating	Current	Potential
92+	<b>A</b>		101 A
81-91	<b>B</b>		
69-80	<b>C</b>	75 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## 2 Paddock View

House - Gross Internal Area : 124.7 sq.m (1342 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## 2 Paddock View

Bayham Road, Bells Yew Green, TN3 9EW

**SUMNER PRIDHAM**

A well-executed and imaginatively designed barn conversion featuring a large open plan day space with bifold doors out to garden with countryside views, ideal for buyers seeking a low maintenance character property in a country setting yet within minutes' drive of Tunbridge Wells and within walking distance of a mainline station.

Hall, Cloakroom, combined Kitchen/Sitting/Dining Room, 2 First Floor Bedrooms, Ensuite Shower Room, Family Bathroom, Snug/Bedroom 3, Landscaped Garden, multiple Off-Road Parking, shared of managed paddock.

**Guide price £695,000 Freehold**

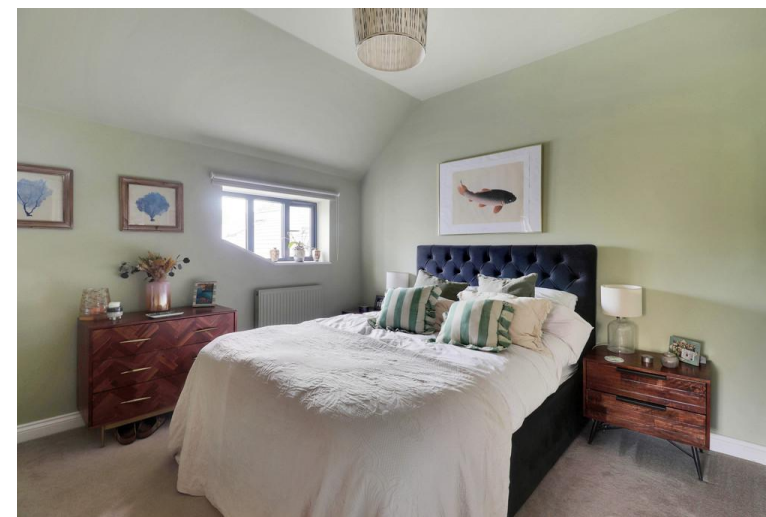






## Property Description

- ◆ Unique property successfully blending new with old in an excellent position for those searching a countryside location yet need the convenience of a mainline station and close to town.
- ◆ Attractive elevations of mellow brick and weathered Oak cladding under a slate roof.
- ◆ Substantial composite front door with wrought iron furniture.
- ◆ Impressive hall featuring a large, exposed timber.
- ◆ Cloakroom with concealed cistern WC, washbasin with drawers beneath and deep set window and heated tiled floor.
- ◆ Stunning day room combines sitting dining room with kitchen offset to one corner.
- ◆ This large day room benefits from a tall ceiling and bifold doors leading out to an entertaining terrace and countryside views.
- ◆ The kitchen has been carefully designed to be integral to the room but not intrusive, fitted with extensive quartz worktops and include double inset sinks, AEG induction hob with extractor above, AEG microwave, integrated fridge and freezer beneath, integrated washer dryer and comprehensive range of fitted cupboards, drawers and pantry cupboard.
- ◆ The kitchen has its own deep set window with attractive outlook.
- ◆ Snug/Bedroom 3 with a pair of windows with views.



- ◆ The entire ground floor benefits from electric underfloor heating.
- ◆ Attractive turned staircase leads to a first floor landing with a large drying cupboard housing insulated hot water tank.
- ◆ Double bedroom 1 is an impressive room with tall semi vaulted ceiling and large window taking full advantage of the beautiful views, triple fitted wardrobe cupboards.
- ◆ Ensuite shower room is of generous size with walk in shower cubicle with glass screen, washbasin with drawers beneath, low level WC with concealed cistern, chrome towel rail, tiled floor and walls, mirrored cabinet.
- ◆ Double bedroom 2 with built in wardrobe cupboard and window to the side and access to roof space.
- ◆ Bathroom comprising panelled bath with shower attachment, glass screen, low level WC with concealed cistern, Chrome Towel rail, washbasin with drawer beneath, tiled floor and walls and air extractor.

## Outside

- ◆ One of the features of this property is its superb setting.
- ◆ The garden has been landscaped in 2023 to take full advantage of the countryside views with sheep grazing at the time of taking the details in the adjacent field.
- ◆ Bifold doors lead out to a raised paved terrace with steps down to a lower paved patio and beyond to the main area of the garden which is laid to lawn with raised flowerbeds and low fenced boundary.
- ◆ Multiple off road parking.
- ◆ The paddock which lays to the front of property is for the benefit of all of the 5 properties within the complex and maintained on a regular basis.

## Service Charges

- ◆ £700 per annum to include the maintenance of the paddock and the communal areas and also includes the cost of running the private treatment plant.

## Location

- ◆ Within walking distance to Bells Yew Green mainline station with regular services to Charing Cross and Cannon Street.
- ◆ Within 3 miles of Tunbridge Wells.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

