



Lambert & Foster



POND COTTAGE

PADDOCK WOOD

A fantastic opportunity to purchase an extended three/four bedroom semi-detached family home spanning over 2,000 sq.ft. with the benefit of just over 6 acres of land and a stable block. The accommodation comprises two reception rooms, a kitchen breakfast room, utility, a conservatory and two bathrooms. There is ample parking for multiple vehicles. Situated in an idyllic semi-rural location between the pretty village of Yalding and Paddock Wood. There are plenty of local amenities available that include a mainline station offering links into London in under an hour.

Guide Price £850,000

FREEHOLD





POND COTTAGE

DARMAN LANE | PADDOCK WOOD | TONBRIDGE

- 3/4 bedroom extended semi-detached house of over 2,000 sq.ft
- Just over 6 Acres and a stable block
- Large private driveway for multiple vehicles
- Generous and versatile living accommodation set over three floors
- Close to the mainline station in Paddock Wood and good motorway access
- The charming village of Laddingford is nearby

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Private drainage services connected but not tested. **Heating:** Ground source heat pump.

BROADBAND: Available as Standard and Ultrafast broadband.

MOBILE COVERAGE: EE Good.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX: E **EPC:** E (45)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Low risk. **Surface Water:** Very low risk. **Reservoirs:** Yes. **Groundwater:** No.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Pond Cottage, Darman Lane, Paddock Wood, Tonbridge, TN12 6PN

Approximate Area = 2043 sq ft / 189.8 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Outbuildings = 354 sq ft / 32.8 sq m

Total = 2411 sq ft / 223.9 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1385814

OFFICES LOCATED AT:

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77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
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