



Lambert & Foster



LITTLE FOWLE HALL OASTS

LUCKS LANE | PADDOCK WOOD

An opportunity to purchase an expansive character Oast house providing flexible accommodation over three floors with up to five double bedrooms and the benefit of a master en-suite shower room. In need of cosmetic modernising with great potential to adjust the ground floor layout to provide a larger kitchen diner subject to individual needs. Situated within a private hamlet on the rural outskirts of Paddock Wood with southerly aspect gardens and grounds extending to over two acres incorporating a three bay stable block. Within a short drive to major transport links and local amenities including schools and a mainline railway station. Offered to the market with NO FORWARD CHAIN.

Guide Price £850,000

FREEHOLD



1 LITTLE FOWLE HALL OASTS

LUCKS LANE | PADDOCK WOOD | TN12 6PA

- An expansive character Oast house providing flexible accommodation over three floors
- Up to five double bedrooms and the benefit of a master en-suite shower room
- In need of cosmetic modernising with great potential to adjust the ground floor layout
- Situated within a private hamlet with gardens and grounds extending to over two acres
- Within a short drive to major transport links, local amenities & a mainline railway station
- Offered to the market with NO FORWARD CHAIN

GENERAL

Tenure: Freehold. **Services:** Oil fired central heating with mains water supply and private drainage services connected but not tested. **Local authority:** Maidstone Borough Council **Council tax:** Band G **EPC:** E (39)

VIEWING

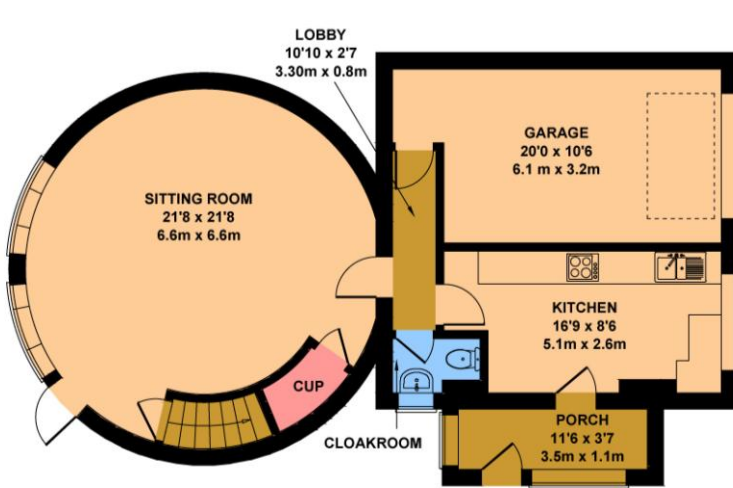
To confirm directions and book a viewing strictly by appointment only with the agents call the:
Paddock Wood Office: 01892 832325.



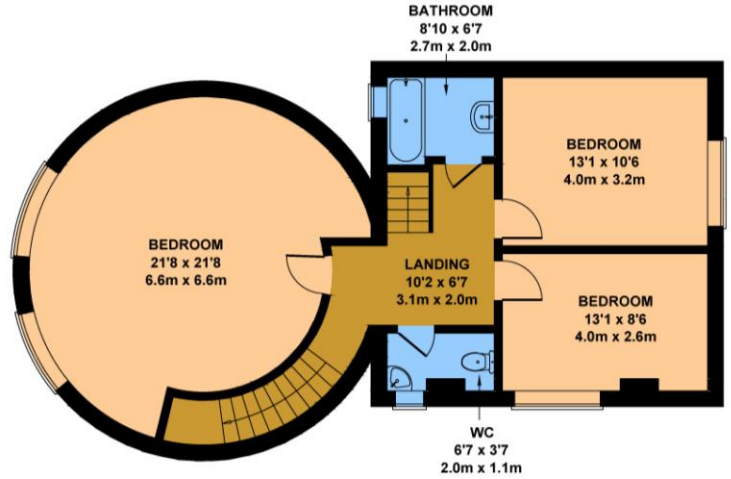
IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but 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 Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

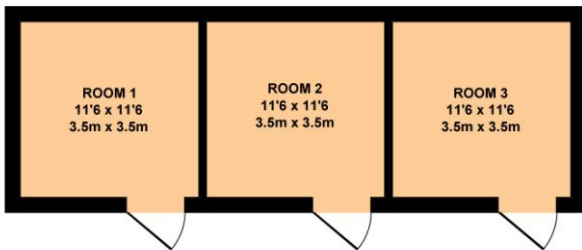
For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



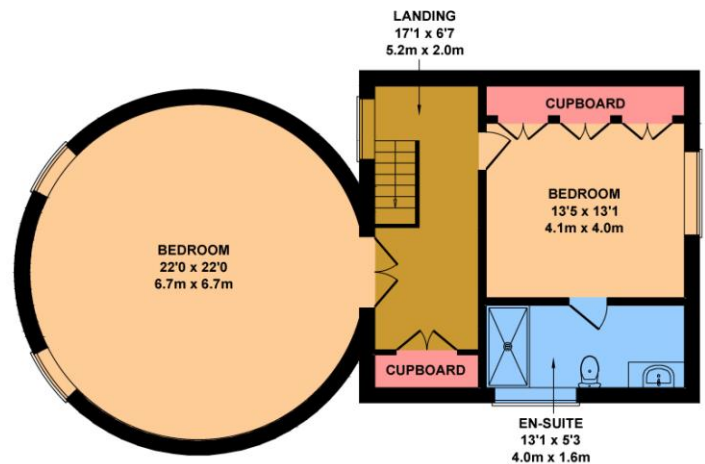
GROUND FLOOR
APPROX. FLOOR
AREA 818 SQ.FT.
(76.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.1 SQ.M.)



OUTBUILDING (STABLE)
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.1 SQ.M.)

Not to Scale. Produced by The Plan Portal 2022
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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