



THE BYRE HOUSE

PADDOCK WOOD

Beautifully presented four bedroom, four bathroom, charming detached character property with two reception rooms, kitchen/breakfast room, a detached garage with an additional detached studio and another outbuilding with an office/garage providing an abundance of versatile living accommodation. Situated in a rural idyllic location between the pretty village of Yalding and Paddock Wood there are plenty of amenities available that include a mainline station offering mainline links into London in under an hour. The property is being offered with NO ONWARD CHAIN.

Guide Price £1,000,000-£1,100,000

FREEHOLD





THE BYRE HOUSE

DARMAN LANE | PADDOCK WOOD | KENT

- Detached four bedroom, four bathroom brick barn conversion
- Idyllic semi-rural location
- Located between the pretty village of Yalding and Paddock Wood
- Three detached outbuildings that include a garage/studio/extra guest room
- Good access into London via mainline station at Paddock Wood
- Access to the Runway at the close by airfield for a reduced yearly fee £10.00

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:** Oil fired central heating.

BROADBAND: EE fast fibre

MOBILE COVERAGE: Unknown.

(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: Band E **EPC:** E (45)

COVENANTS: TBC

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Low risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** None.

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

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof and part timber link.



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.

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

The Byre House, Great Fowle Hall, Darman Lane, Paddock Wood, Tonbridge, TN12 6PW

Main House = 1953 sq ft / 181.4 sq m

Garages = 508 sq ft / 47.1 sq m

Outbuildings = 422 sq ft / 39.2 sq m

Total = 2883 sq ft / 267.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1371241

OFFICES LOCATED AT:

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Wadhurst, East Sussex TN5 6AA

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Westenhanger, Hythe CT21 4HU

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