



THE STUDIO, WELLERS TOWN ROAD,
CHIDDINGSTONE HOATH, KENT TN8 7BH



**Lambert
& Foster**



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A detached farm barn now providing two bedroom contemporary open plan living space in an idyllic semi-rural setting on the outskirts of the favoured village of Chiddingstone. This immaculate conversion offers a wide appeal from first time buyers to second home owners. Generous parking and gardens and grounds extending to 0.50 acres and is offered to the market chain free.

GUIDE PRICE: £475,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this charming detached two-bedroom barn conversion in an idyllic semi-rural setting in Chiddingstone Hoath on the outskirts of Chiddingstone. The property has been converted to a high specification and now offers a light and modern living space with wall to ceiling windows and bi-fold doors bringing the outside in. There is ample outside space and parking for numerous cars.

The studio is set over one floor, has approximately 77 sq m/ 828 sq ft of living space and offers flexible open plan living accommodation including a quality well-appointed kitchen open to living area, bathroom and two bedrooms

Light that floods in from the wall to ceiling windows and doors into the main living area which

is sectioned with kitchen to the left, which is well fitted with a range of quality base units incorporating a built in fridge/freezer, and dishwasher. The units are set under a Corian worksurface and splashback return. Inset electric oven and extractor over a ceramic hob. This space has solid wood block flooring. Bedroom one has a window to the rear and a side door giving access to the gardens. Bedroom two is compact and would make an excellent office or bedroom. The modern bathroom is fully tiled and has a handheld shower above the bath, with stylish Amtico tiled floor.

In addition to the main barn there is a detached workroom providing a useful utility space fitted with washing machine and work surfaces with inset sink unit and mixer taps.





DESCRIPTION

The Studio is approached via its own private gated entrance to front gardens with ample parking area and sits centrally in its garden and a paddock area of approximately 0.5 acres and enjoys views over surrounding farmland.

- Two bedrooms
- Chain free
- Contemporary living
- Parking
- Oil fired central heating
- Gardens and grounds extending to 0.5 acres



The Old Coach House Annexe, Wellers Town Road, Chiddingstone, Edenbridge, TN8 7BH

Approximate Area = 698 sq ft / 64.8 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 806 sq ft / 74.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
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WHAT 3 WORDS: /// office.knee.acted

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

COUNCIL TAX: Band E

EPC RATING: D

SERVICES: Electricity, Mains Water, Private Drainage and Oil Heating System

SEWERAGE: Private drainage.

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummery or Antonia Mattinson on 01892 832 325, option 3.
alan.mummery@lambertandfoster.co.uk antonia.mattinson@lambertandfoster.co.uk

PHYSICAL CHARACTERISTICS: The building is a steel framed barn with olive green Kingspan steel panel cladding.

FLOOD AND EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information

LOCAL AUTHORITY: www.sevenoaks.gov.uk

NOTE: The adjacent Coach House, a detached dwelling, is also available for sale with a detached barn and 19 acres of farmland.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

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