



Sunny Paddock, 14 Birling Road, Leybourne, West Malling, ME19 5HT

Offers in excess of £850,000

Jack Charles  
Estate Agents

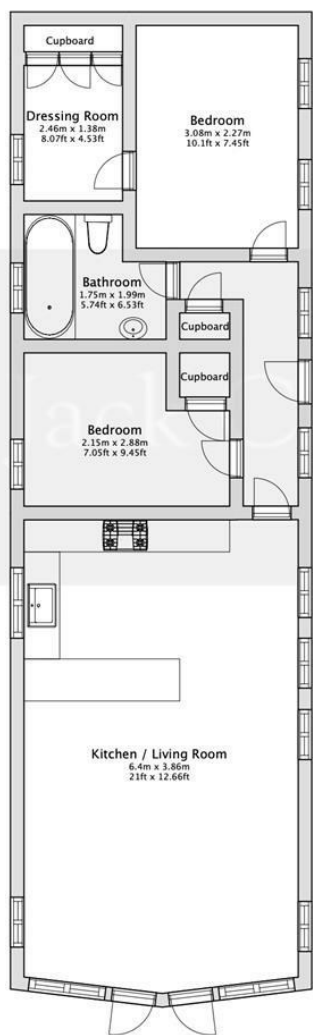
Sales & Lettings



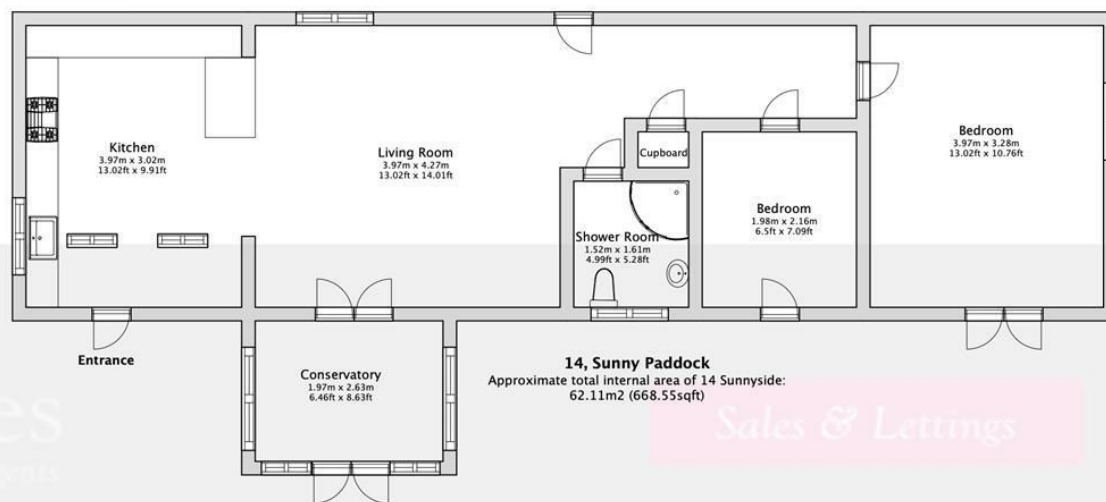
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**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Barn & Seperate Park Lodge
- Two Bedroom Detached Barn
- Two Bedroom Detached Park Lodge
- Stunning Grounds & Gardens
- Bordered By A Stream
- Plenty Of Parking
- Gated Entrance
- Semi Rural Location
- Viewings Recommended



**Sunny Paddock, The Annex**  
Approximate total internal area of Sunnyside The Annex:  
49.25m2 (530.12sqft)



**14, Sunny Paddock**  
Approximate total internal area of 14 Sunnyside:  
62.11m2 (668.55sqft)

**14 Sunny Paddock**

Approximate total internal area of 14 Sunny Paddock:  
62.11m2 (668.55sqft)

Approximate total internal area of Sunny Paddock The Annex:  
49.25m2 (530.12sqft)

Approximate total internal area 14 Sunny Paddock inc Annex and Office:  
120.91m2 (1301.46sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



**Office**  
3.13m x 3.05m  
10.27ft x 10.01ft

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### To Be Sold

Jack Charles are delighted to offer for sale this wonderful opportunity to purchase a detached Barn and a stunning Park Lodge, ideal for multi generational living. It stands in grounds extending approx half an acre and has plans drawn up to extend into a 3 bed STPP.

You approached through wrought iron gates over a gravel driveway which provides parking for several vehicles, the driveway. The Barn is to the left as you enter and is of brick construction with wood clad weatherboarding. The entrance door leads into a stunning kitchen / breakfast room which has a range of units incorporating cupboards and drawers, a breakfast bar and there is space for table and chairs, The kitchen is open plan with the living room which has double doors to a conservatory overlooking the front garden as well as a door to the rear via the inner hallway which also leads to 2 bedrooms and a shower room.

Outside there is a wonderful private decked area enclosed by wooden balustrades and turn spindles and offers a pleasant outlook over the gardens. There is a further area to the side which is enclosed and has a gate giving access to a home office which has power and light as well as and 3 timber open barns.

The gardens are predominantly laid to lawn with variety of mature trees, it is bordered by a stream with a little bridge that crosses over to a small secluded area of garden near to the bridge. The detached park lodge stands to the right as you enter, and is to one side of the gardens and is very much in keeping with the barn and internally is stunning. There are steps to the entrance door and a hallway which gives access to 2 bedrooms and a bathroom as well as a stunning open plan family room / kitchen that has a triple aspect with windows to front side and rear, the side elevation has wonderful floor ceiling height glazed windows and doors leading out to a super decked balcony with glass panelling providing an unobscured view of the gardens

### Location

Sunny Paddock is situated on the favoured Birling Road which is within walking distance of the historic market town of West Malling which has a good range of shops including a Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. There are main line stations at West Malling and Borough Green providing services to London (Victoria). The nearby towns of Tonbridge, Sevenoaks and the County Town of Maidstone offer a wider range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses close by at West Malling and Wrotham Heath as well as Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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