

Uptons Farm Barn Lees Road, Laddingford, Maidstone, ME18 6DB

Asking price £1,150,000

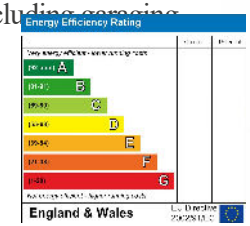
Jack Charles
Estate Agents

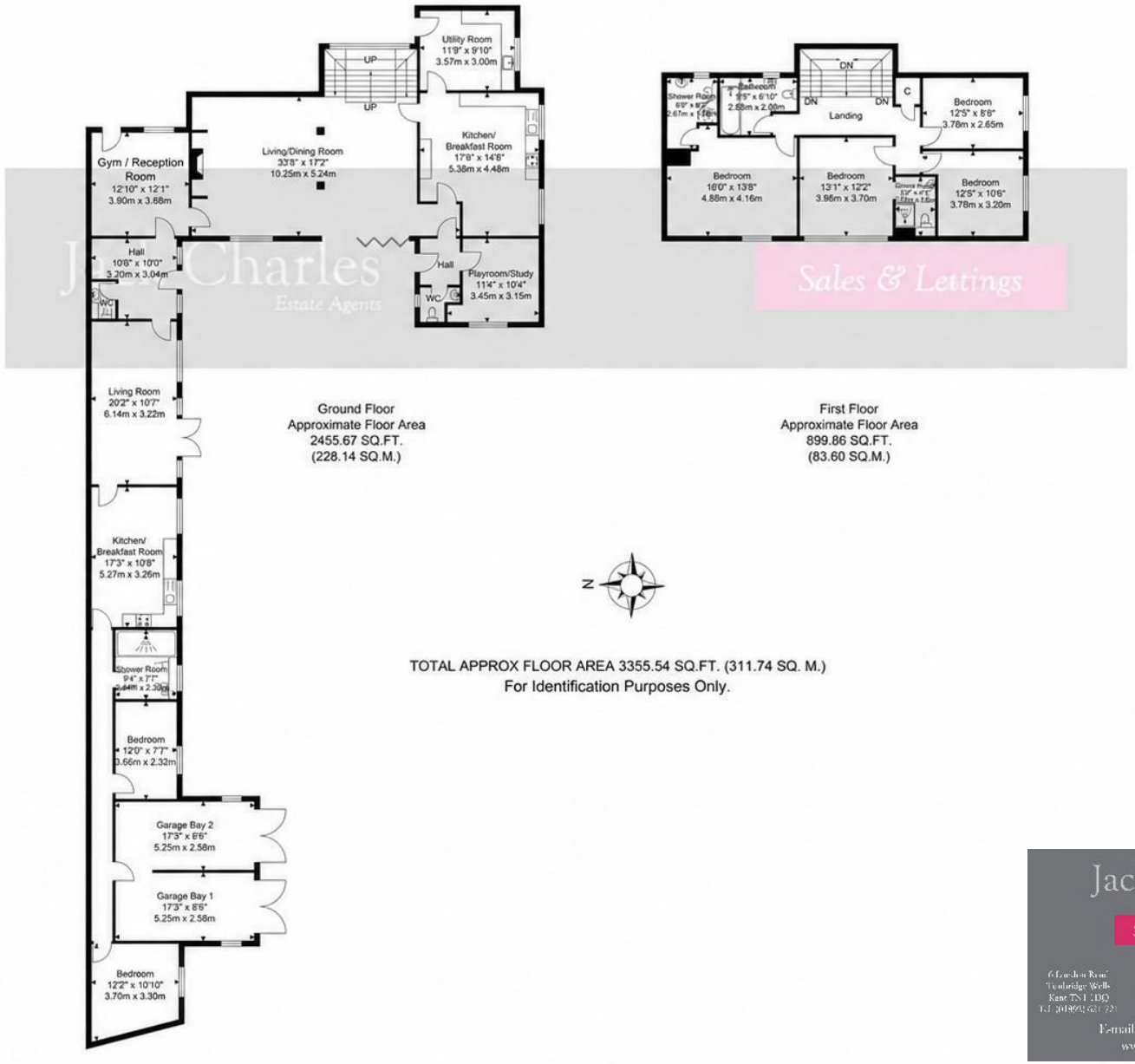
Sales & Lettings

Uptons Farm
Barn Lees Road,
Laddingford,
Maidstone,
ME18 6DB

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.

- Character barn conversion with extensive exposed timbers
- Four first-floor bedrooms, two with en-suite shower rooms
- Additional ground-floor accommodation with two further bedrooms
- Impressive living/dining room measuring approximately 33ft
- Galleried landing and striking vaulted bedroom ceilings
- Spacious kitchen/breakfast room and separate utility room
- Study/playroom plus further reception room
- Additional kitchen, living room and shower room within the ground-floor wing
- Two garage bays and off-road parking
- Approximately 3,356 sq ft overall, including garaging





Jack Charles
Estate Agents
Sales & Lettings
6 London Road
Tonbridge Wells
Kent TN1 1DQ
Tel: 01892 621 721
191 High Street
Tonbridge
Kent TN9 1BX
Tel: 01732 75 75 82
32 London Road
Sevenoaks
Kent TN13 1AP
Tel: 01732 678 678
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this individual barn conversion, combining beautiful exposed timbers, vaulted ceilings and generous living spaces with a particularly flexible layout. Arranged around a broad lawned garden, the accommodation includes a four-bedroom main house and an extensive ground-floor wing, providing options for extended family, guests and working from home.

At the heart of the main house is an impressive living/dining room extending to approximately 33ft, with substantial beams, exposed brickwork and a feature brick fireplace with a stove. There is ample space for both seating and dining, while doors open onto the garden.

The kitchen/breakfast room provides a sociable everyday space, with fitted cabinetry, generous work surfaces and room for a family dining table. A separate utility room, study/playroom, gym/further reception room and two cloakrooms complete the main ground-floor accommodation.

The staircase rises through a striking space framed by exposed timbers and full-height glazing to a galleried landing. Four bedrooms occupy the first floor, each enjoying its own character, with vaulted ceilings and exposed roof timbers adding to the appeal. Two bedrooms have en-suite shower rooms, complemented by a separate family bathroom.

Additional Accommodation

The adjoining ground-floor wing is a valuable feature of the property, with a separate living room, kitchen/breakfast room, shower room and two further bedrooms, together with internal access to the garage bays.

This layout offers considerable flexibility for buyers seeking space for relatives, older children or guests, as well as those needing a greater separation between home and work.

Outside

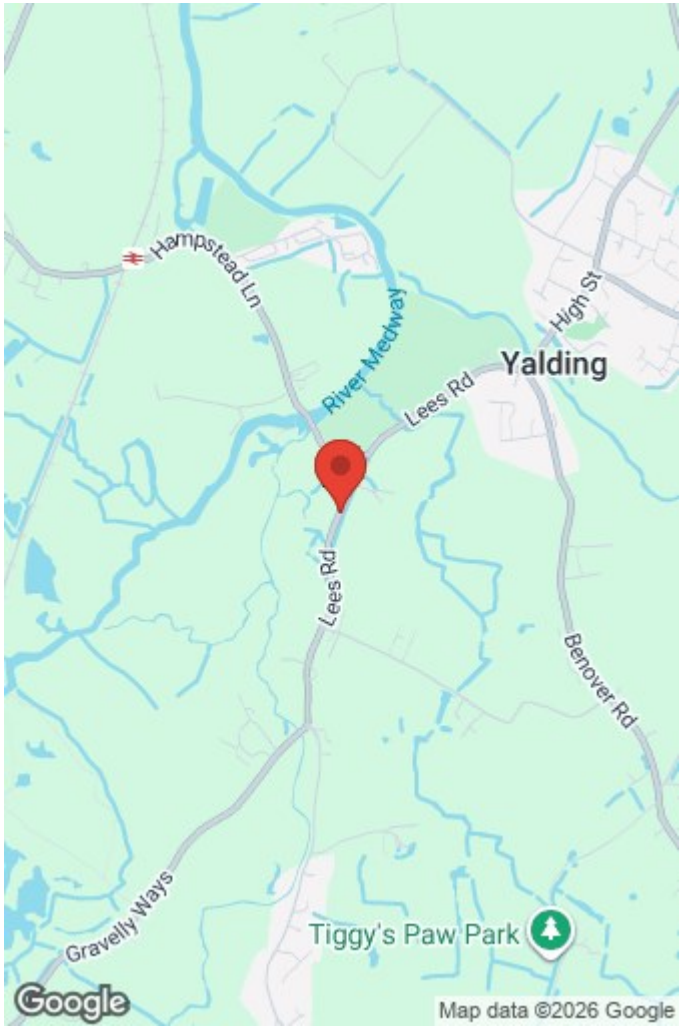
The buildings frame a generous lawned garden, creating an attractive outlook from many of the principal rooms. There is space for outdoor seating, entertaining and family use, with neighbouring countryside providing a lovely backdrop.

Off-road parking and two garage bays complete the property.

Location

Uptons Farm Barn is situated on Lees Road in Laddingford, a small Kent village surrounded by countryside. The village has a primary school and The Chequers public house, while nearby Yalding and Paddock Wood provide further everyday amenities.

Paddock Wood offers a wider choice of shops and services, together with a mainline station providing connections to London. Tonbridge, Tunbridge Wells and Maidstone offer more extensive shopping, leisure and educational facilities.










Jack Charles


Jack Charles




Jack Charles


Jack Charles


Jack Charles


Jack Charles


Jack Charles


Jack Charles


Jack Charles


Jack Charles


Jack Charles