The Garage at Pax Barn

An excellent opportunity to acquire a garage/barn with planning permission to convert to a single 3 bedroom dwelling in 0.2 of an acre situated on the outskirts of Speldhurst. Planning Ref: 18/03138/FULL

**AMENITIES**
The Garage at Pax Barn is located on the outskirts of Speldhurst which is a thriving village with a highly regarded primary school, award-winning shop and post office, an attractive 13th century pub and a church with its eight bell peal, known locally for its William Morris & Co stained glass windows.

Tunbridge Wells is approximately 3 miles distant and offers a more comprehensive range of shopping and leisure amenities at the Royal Victoria Shopping Centre and a range of independent cafes, retailers and restaurants at the Pantiles and High Street.

There is a good choice of schools in the area, with Speldhurst Primary School, grammar schools in Tunbridge Wells and Holmewood House in Langton Green.

Tonbridge station is approximately 3.5 miles distant with services to London in about 40 minutes and High Brooms station is approximately 2.6 miles with frequent services to London. The A21 is about 2.7 miles giving access to the M25 and motorway networks and Gatwick and Heathrow airports.

**DESCRIPTION**
The Garage at Pax Barn is a detached building with external elevations of weatherboard under a corrugated roof. The building currently consists of a single room with an attached garden shed. There are two access points, a set of double garage doors on the south east elevation and a door access on the north east elevation.

The Garage has been granted planning permission to convert into a single residential dwelling with accommodation consisting of an open plan living room and kitchen, separate utility room, three double bedrooms, an en suite and family bathroom.

**OUTSIDE**
The Garage at Pax Barn is approached over a shared driveway from Stockland Green Road into its own private drive and parking area. The garden is mainly laid to lawn interspersed with mature fruit trees.
DIRECTIONS
From the centre of Speldhurst with the church on your left and The George and Dragon on your right proceed down Etherington Hill. After 0.5 of a mile turn left onto Stockland Green Road and proceed for 0.2 of a mile. The shared driveway is marked by the Birchwood House Rest Home sign. Proceed along and the drive for a short distance bearing right onto the drive of the Garage.

Additional Information:
Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk
Services: Mains electricity (not checked or tested). No mains gas, water or connection to drainage.
Tenure: Freehold. Land Registry Title Number K469319
EPC: Not Applicable

Viewings
For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Offers Invited

Battle
01424 775577 battle@batchellerm Monkhouse.com
Haywards Heath
01444 453181 hh@batchellerm Monkhouse.com
Pulborough
01798 872081 sales@batchellerm Monkhouse.com
Tunbridge Wells
01892 512020 twells@batchellerm Monkhouse.com
London
Mayfair Office
mayfair@batchellerm Monkhouse.com
NOTE:
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2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.