



East Barn

Ploggs Hall, Whetsted Road, Whetsted, Tonbridge, Kent, TN12 6SE

Batcheller
Monkhouse

Our Corner of England



East Barn

Forming one half of a delightful Grade II listed barn conversion, East Barn has three reception rooms, four bedrooms and is well presented throughout. Set in a semi rural location surrounded by beautiful countryside, it has a large garden, terrace, integral garage and parking.

Ground Floor

- Vaulted Entrance Hall
- Cloakroom
- Open Plan Sitting and Dining Room
- Kitchen/Breakfast Room
- Family Room

First Floor

- Main Bedroom with En Suite Shower Room
- Double Bedroom with Shower Room
- Two Double Bedrooms
- Family Bathroom

Outside

- Large Garden
- Rear Terrace
- Parking
- Garage



DESCRIPTION

East Barn forms one half of a barn conversion with external elevations of weatherboard under a tiled roof. The barn is presented in good order throughout with three reception rooms providing flexible living arrangements. The barn has a wealth of original period features throughout which include exposed beams. The main features of the property include:

- **Vaulted entrance hall** with exposed beams, floor to ceiling windows with inset front door and a staircase to the first floor.
- **Sitting/dining room** set on two levels with wooden floors and windows overlooking the front.
- **Family room** with a dual aspect with the rear window overlooking the rear terrace and garden, electric fire and the potential to open the room into the integral garage subject to the necessary permissions.
- **Kitchen/breakfast room** with slate flooring, breakfast island with storage beneath, run of low level cupboards and drawers, wall mounted cupboards and display cabinets with floor to ceiling larder cupboards. There is a fitted range with double oven with gas burners and extractor hood above and space for a fridge freezer. A door leads out to the rear terrace.
- From the vaulted hallway a staircase leads to a large **mezzanine landing** with a **study area** off which are **four double bedrooms**, including the **main bedroom** and **guest bedroom** which both have an **en suite shower room**. Also off the mezzanine level is the **family bathroom** with bath, shower cubicle, basin and WC.

OUTSIDE

To the front of the barn is an area of lawn with planted borders and path to the front door. There is a driveway providing parking and access to the integral garage. To the rear of the house is a large terrace area accessed from the kitchen/breakfast room.

Beyond the terrace is the main part of the garden which is mainly laid to lawn with planted borders and enclosed by mature hedgerows. The garden backs onto open farmland.

Beyond the garden a pathway leads through orchards down to the Medway Valley Walk along the River Medway. There are also numerous footpaths and trails nearby for country walks.



AMENITIES

Local: Whetsted is a village set in a rural position with a farm shop, pub and garden centre and is within easy reach of Tonbridge, Paddock Wood and Tunbridge Wells. Five Oak Green is 0.8 of a mile with local amenities including a post office/village store and village hall. Paddock Wood mainline station can be reached on foot via a footpath in about 20 minutes or is 2.5 miles by road.

Towns: Paddock Wood (1.3 miles) with a Waitrose, independent stores and cafes and Tonbridge (3.8 miles) with a comprehensive range of shopping and leisure facilities.

Transport: Paddock Wood station (about 2.5 miles) or walkable in approximately 20 minutes via a footpath. Tonbridge station (about 5.3 miles).

Schools: Capel Primary School in Five Oak Green. Mascalls Academy in Paddock Wood and grammar and secondary schools in Tonbridge. There is a good choice of independent schools in the area.

Leisure: Medway Valley Walk. Tonbridge Castle. Hop Farm, Paddock Wood. Putlands Sport and Leisure Centre, Paddock Wood. Golf at Poul Wood, Tonbridge.

DIRECTIONS

Coming from Tunbridge Wells and from the A228 turn left into Whetsted Road continue on for 0.3 miles and the driveway for East Barn Ploggs Hall is on your left hand side.

What3Words: ///reinstate.slept.cherry

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): All mains services connected.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K557290

EPC: N/A **Council Tax Band:** G

GUIDE PRICE £750,000 - £800,000

Viewings

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

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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Approximate Area = 1840 sq ft / 170.9 sq m (excludes garage & void)

For identification only - Not to scale

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

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;

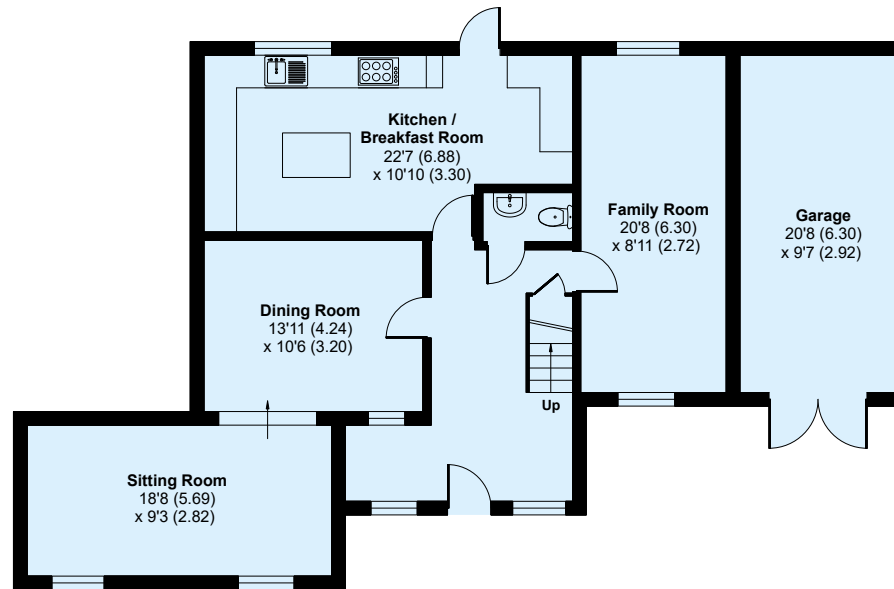
5. All measurements and distances are approximate;

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;

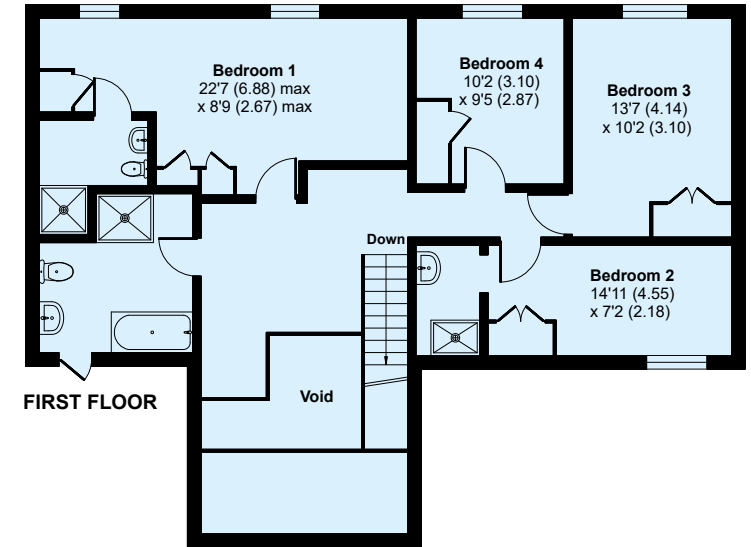
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Batcheller Monkhouse. REF: 1024796