



Willow Tree Farm, Laddingford, Kent, ME18 6BJ

Guide Price £1,495,000

When experience counts...

est. 1828
bracketts

Offered for sale is this beautiful executive family home just a short distance from the village of Laddingford. The property is accessed via electric gates and private gravel drive, enjoying a beautiful setting within the Kent countryside with land totalling just under an acre (approx. 0.9acre TBC) The property offers 3,245sq ft and has been thoughtfully built and arranged with accommodation over two floors, offering a large entrance hall, study, lounge, sitting room / play room, separate utility and a large open plan bespoke modern kitchen / dining / family room with bi folding doors to the rear. To the first floor a large galleried landing with feature window and views, family bathroom and four double bedrooms with the master bedroom offering a large dressing room, en suite facilities and a fantastic feature window with views across gardens and fields. There is potential for a 5th bedroom for future use subject to reconfiguration. Externally the property is set within its own grounds comprising large private driveway with extensive parking, feature fish pond, lawned gardens and designated children's play area. A detached triple car garage with self-contained one bedroom annexe above with open plan kitchen / living area, bedroom and en suite bathroom. Ideal for parents, teenagers or rental / air b&b. Viewing comes highly recommended.

Modern Built Executive Detached Family Home

Accessed Via Private Gated Driveway

Large Open Plan Kitchen / Dining & Family Room

Utility Room

Five Double Bedrooms

En Suite Shower Room

Three Reception Rooms

Views Across Open Fields

Detached Triple Car Garage / Large Gravelled Drive

One Bedroom Annexe Above Garage

Viewing Highly Recommended





LOCATION: Laddingford

Laddingford is a delightful hamlet with an award-winning public house and is located just over 1.5 miles from the charming Kent village of Yalding, which has a Post Office, General Store and a beautiful 12th Century church.

The bustling town of Paddock Wood is just 3.1 miles away and has a comprehensive range of amenities including Waitrose, Marks & Spencer's Department Store, bakers, butchers, banking facilities, pharmacy, cafes, restaurants, dentists, doctors, vets and mainline station, with fast and frequent trains to London.

The larger towns of Maidstone and Tonbridge are both 8 miles away and both offer excellent shopping facilities. The vibrant spa town of Tunbridge Wells, with its excellent commercial and leisure facilities can be reached within 25 minutes and the impressive, award-winning Bluewater Shopping Centre is within 40 minutes' drive. If you want to escape to the lovely south coast, then the beaches can be reached within an hour.

There are many independent and state schooling options in the area, including those in the much sought-after Kent Grammar system

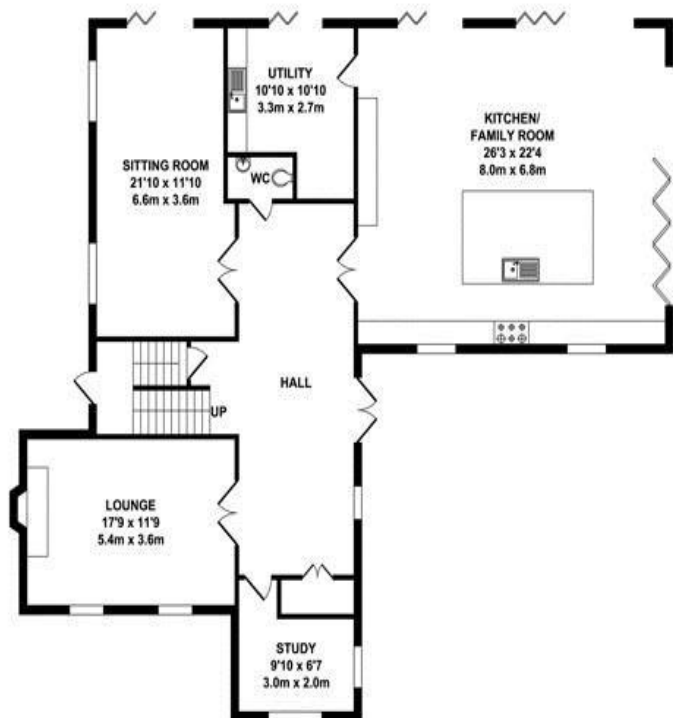
ADDITIONAL INFORMATION:

Council Tax Band F

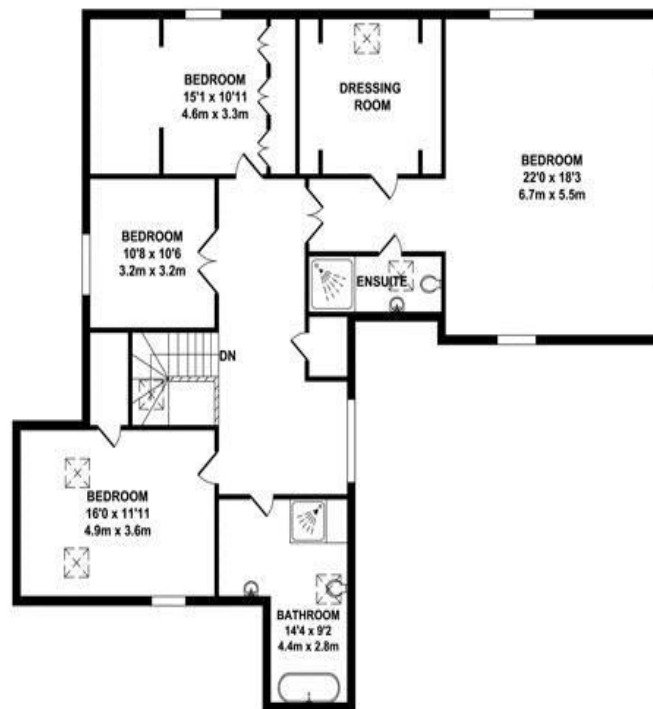
Double Glazed Windows



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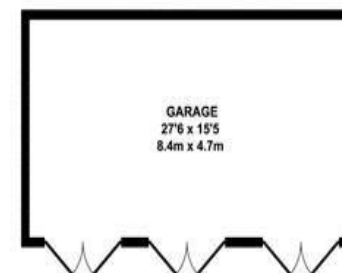
GROUND FLOOR
APPROX. FLOOR AREA
1636 SQ. FT.
(151.96 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
1609 SQ. FT.
(149.50 SQ. M)



FIRST FLOOR ANNEXE
APPROX. FLOOR AREA
466 SQ. FT.
(43.25 SQ. M)



GARAGE GROUND FLOOR
APPROX. FLOOR AREA
424 SQ. FT.
(39.39 SQ. M)

TOTAL APPROX. FLOOR AREA 4134 SQ.FT. (384.10 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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