



Mascalls Park, Paddock Wood, Tonbridge, Kent, TN12 6LW

Guide Price £900,000 - £950,000 Freehold

When experience counts...

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A Versatile and Spacious Family Home with Annexe and Live/Work Studio. This exceptional and expansive family home offers an impressive blend of flexible living spaces to suit the evolving needs of modern and inter-generational living. Thoughtfully designed, it features a superb one-bedroom annexe and a spacious detached live/work studio—currently set up as a gym—perfect for home-based professionals, fitness enthusiasts, or creative pursuits. At the heart of the main house is a stunning kitchen/dining/family room, beautifully finished and ideal for entertaining, with sleek bi-fold doors that open directly onto the garden creating a seamless indoor-outdoor lifestyle. Upstairs, the luxurious main suite offers a peaceful retreat, complete with a stylish bath/shower room and a generous walk-in wardrobe. This unique and adaptable home is a rare find, brimming with space and modern comforts. Don't miss the opportunity to secure a property that truly caters to the diverse needs of today's family life.

- LARGE DETACHED FAMILY HOME
- SIX DOUBLE BEDROOMS
- FOUR EN-SUITES
- FLEXIBLE LIVING SPACE
- LARGE SOUTH FACING GARDEN
- AMPLE PARKING
- FANTASTIC GYM/HOME OFFICE
- ANNEXE WITH PRIVATE ENTRANCE
- MULTIPLE RECEPTION ROOMS
- VIEWING HIGHLY ADVISED!





LOCATION:

LOCATION: Paddock Wood Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford International for the Eurostar. Larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone. The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre. There are a good number of well-regarded schools in the local area. Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 8 miles (London Bridge from 35 minutes). Tunbridge Wells 9 miles. Maidstone 10 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate).

Additional Information:

Council Tax Band: F



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Approximate Area = 2175 sq ft / 202 sq m

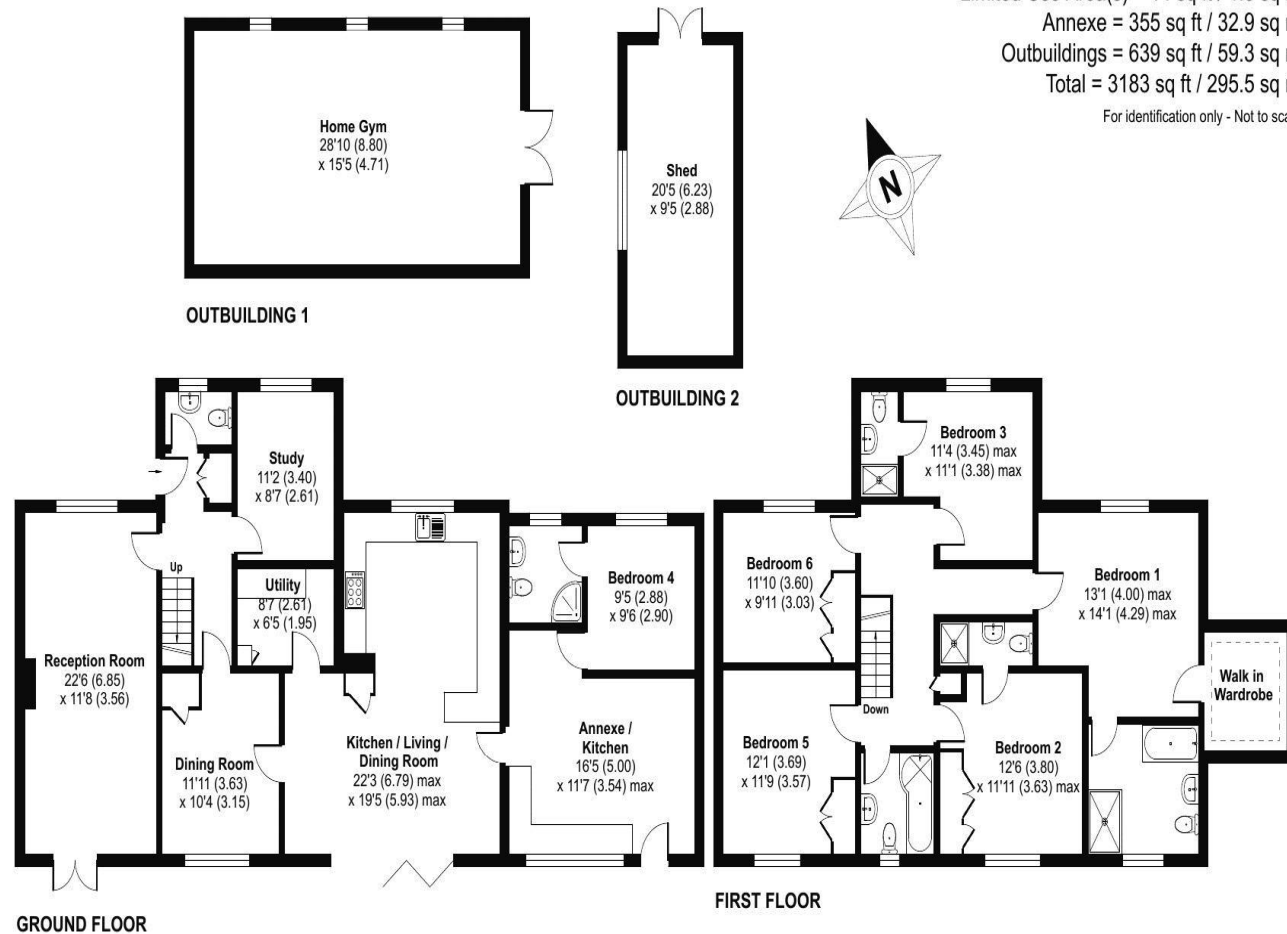
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Annexe = 355 sq ft / 32.9 sq m

Outbuildings = 639 sq ft / 59.3 sq m

Total = 3183 sq ft / 295.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Bracketts llp. REF: 1311646

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(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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