



Lambert & Foster



BUILDING PLOT ADJACENT GODDARDS GREEN BARN

ANGLEY ROAD | CRANBROOK | KENT | TN17 3LR

An individual building plot, located within the town, with planning consent granted for the replacement of the existing two timber buildings with a detached, predominantly single storey, L- shaped barn style residence, providing four bedroom contemporary accommodation totalling approximately 1,975 sq ft/ 183.5 sq m including an integral garage, total plot size extending to approximately 0.15 of an acre. CSCA.

Guide Price £345,000

FREEHOLD

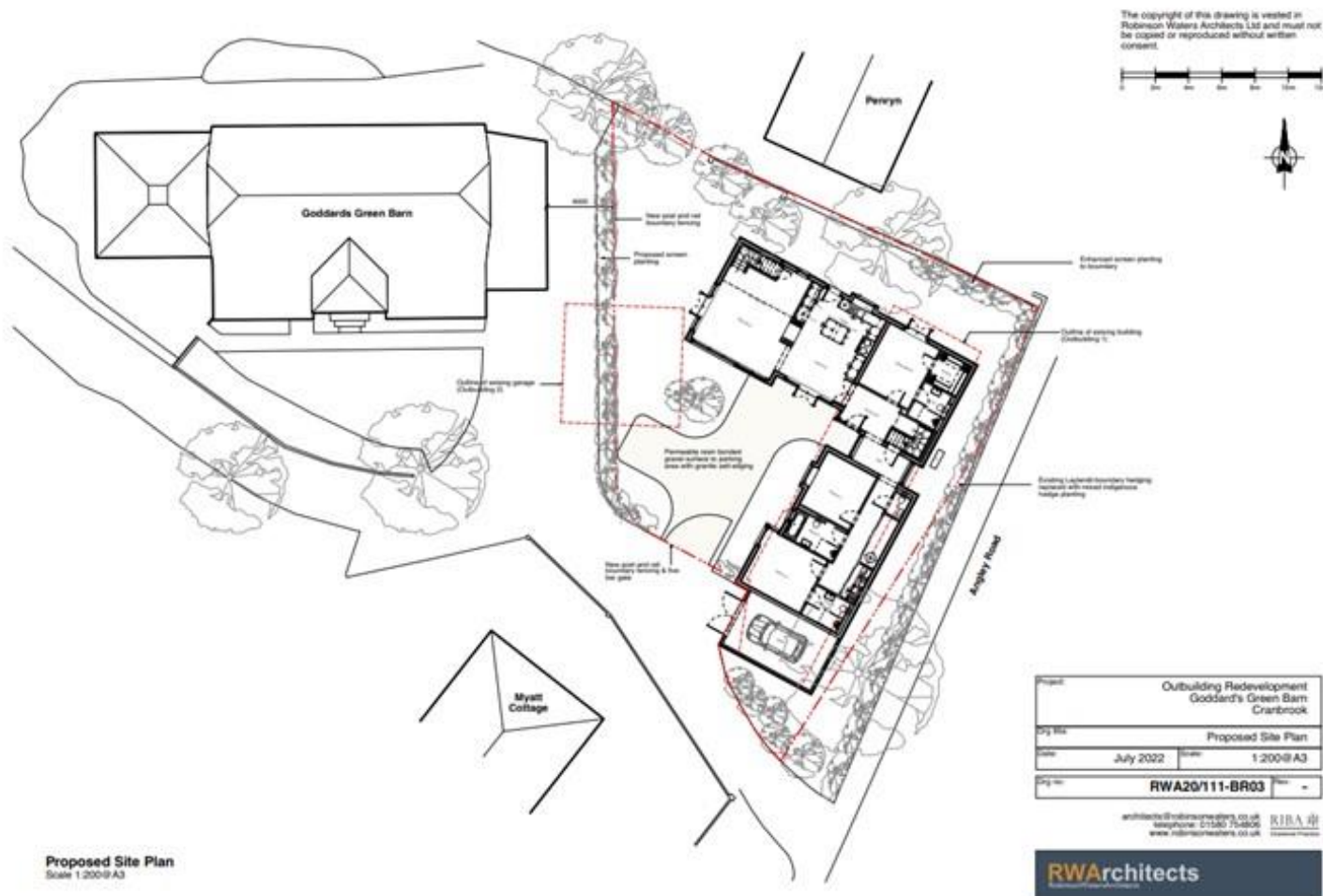


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Enjoying a convenient town location, set off Angley Road, within a historic former farmstead, an increasingly rare find, a building plot with planning consent granted by Tunbridge Wells Borough Council, reference 20/03843 on 12 March 2021, for a single dwelling house, replacing the two existing outbuildings, including an integral garage and associated parking. The proposed L-shaped accommodation is arranged predominantly over the ground floor, briefly comprising; lobby, entrance hall, cloakroom, sitting room, open plan kitchen/dining room, inner hall, three bedrooms including a main bedroom with en suite shower room, guest bedroom 2 with en suite shower room and a separate family bathroom. From the sitting room a rise of stairs leads to a part mezzanine floor and landing to bedroom 4/study. The contemporary design includes exterior elevations of black stain wood cladding beneath a pitched steel roof.

Outside, open access into a shared drive with Goddards Green Barn, indicated by name sign, leading to a right hand turn to the building plot. The garden is positioned beyond the driveway between the new build and neighbouring barn/oast.



For identification purposes only

Approved accommodation:

- Sitting room
- Kitchen/dining room,
- Four bedrooms include including a main bedroom with en suite shower room
- Guest bedroom two with en suite shower room
- A separate family bathroom
- Integral garage
- Parking
- Garden

DIRECTIONS

From our office in Cranbrook, proceed up the High Street, turning right by the War Memorial and right again onto Angley Road. Continue on for a short distance looking out for the name sign, on the left hand side, for Goddard's Green Barn (similar design to a road name sign). Proceed into this shared drive, branching right to the building plot. (If you reach the main house, you have travelled too far)

GENERAL

Tenure: Freehold

Services: Mains electricity and water adjacent to the site.

Local authority: www.tunbridgewells.gov.uk

VIEWING

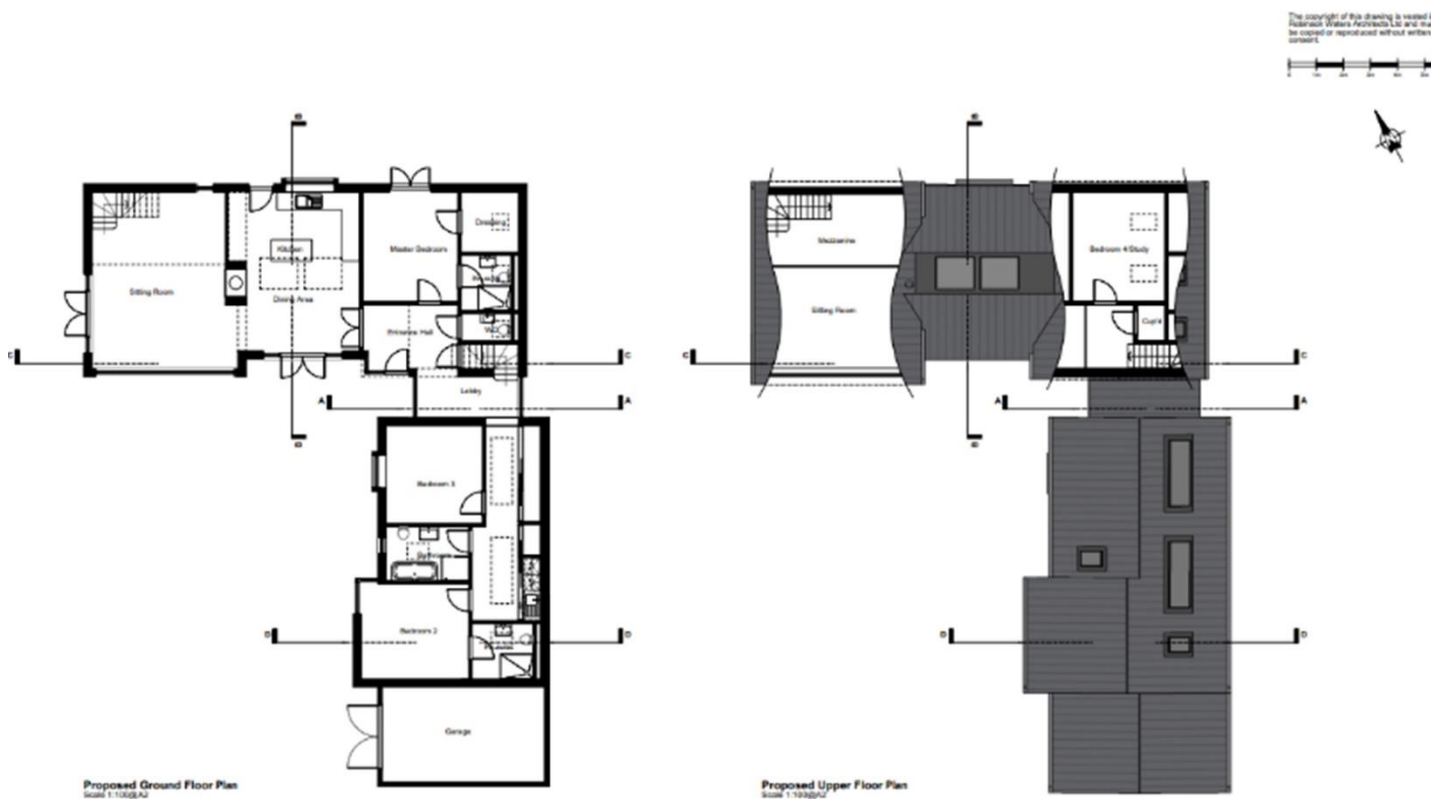
By appointment only.

Cranbrook Office: 01580 712888.

Agent's note: Elevational drawings are provided by kind permission of Robinson Waters Architects who achieved the planning

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



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