

18 ROSEMARY PLACE

PADDOCK WOOD • KENT





18 Rosemary Place is a new single storey dwelling with contemporary styling. Located on a small private development, within easy walking distance of the mainline station and town centre.

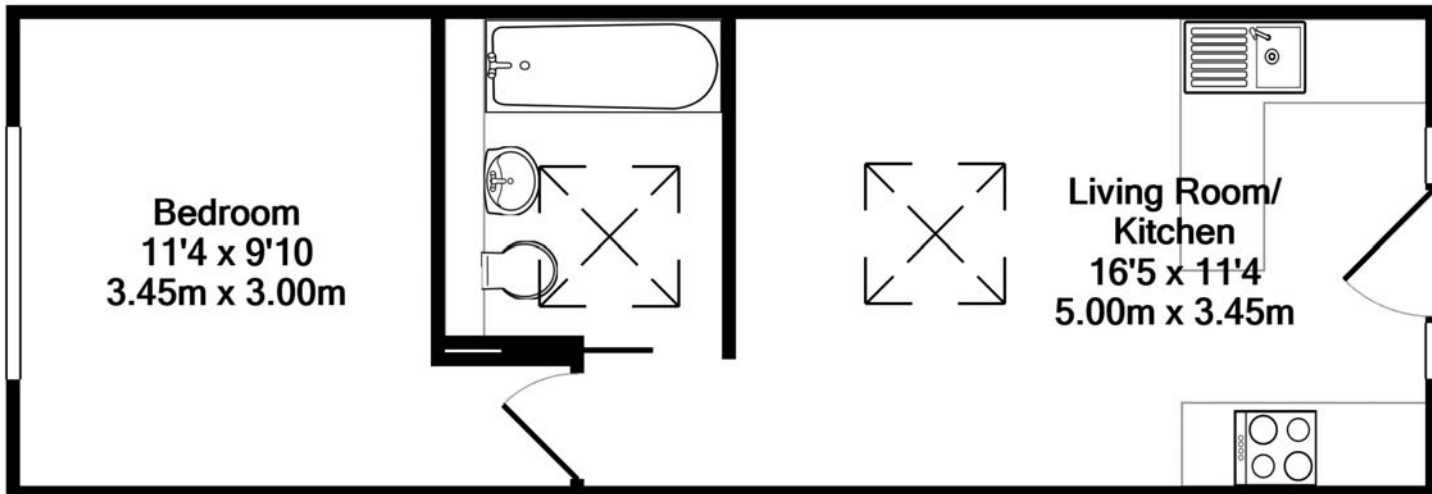
Conveniently situated just a stone's throw from the centre of Paddock Wood with all it's amenities. The town is in the heart of Kent, surrounded by attractive Weald farmland with it's famous hop gardens and many oast houses.

Although nestled between pretty Kent villages, it is also a popular commuter town with good links to London, the south coast and also the wider motorway network.

Paddock Wood is a central town in this part of the Weald, and has a wide range of shops and facilities. Major high street shopping centres at Tonbridge, Tunbridge Wells and Maidstone are all within half an hour's drive and provide excellent retail choices.

Local leisure facilities include golf clubs at nearby West Malling, and also Putlands Sports and Leisure Centre, which features a beauty room, creche, gym, multi-sports and tennis courts.

Floor plan





Specifications

- Single storey dwelling
- Traditional construction
- Low energy gas fired central heating
- Bespoke fitted kitchen with appliances
- Feature vaulted ceilings with skylights.
- Contemporary styled bathroom
- Attractive décor tiles to bathroom and floor
- Contemporary grey oak doors
- Recessed LED downlights
- Cat 5 cabling with USB charge points
- Allocated private parking space
- Mains smoke alarms, Heat sensors wired and battery backup
- 10 year New Homes structural warranty
- Leasehold – new 125 year lease, with ground rent and service charge payable
- Predicted EPC rating B

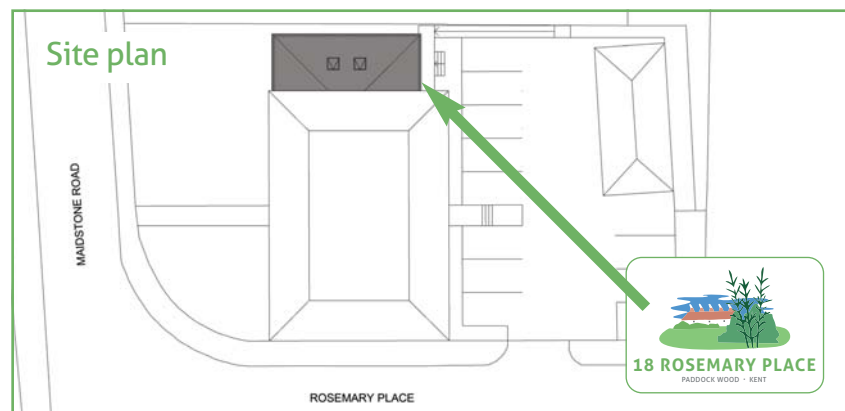
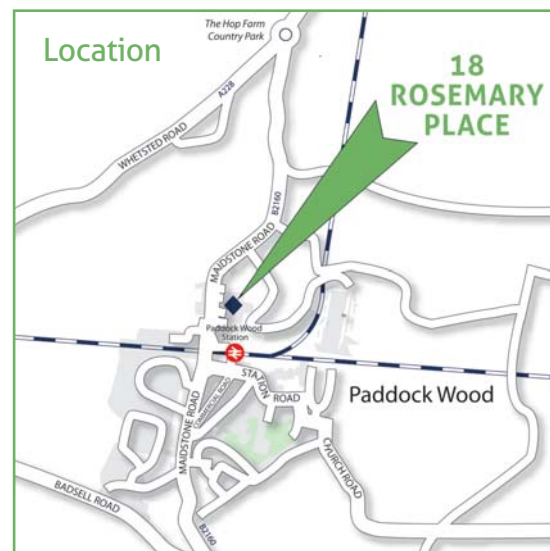
Transport links

Situated close to the M20 and M25 motorways, Paddock Wood has excellent road links.

With mainline train services to London and Dover, and the shuttle service between Maidstone and Strood, local travel is relatively easy.

Paddock Wood also has a direct rail service to the Eurostar services at Ashford International, taking around 30 minutes, making it excellent for travelling to Europe.

Regular bus services go to Maidstone, Tonbridge and Tunbridge Wells.



18 Rosemary Place, Maidstone Road, Paddock Wood, Kent, TN12 6DG.

To discuss further, please contact us on 01622 871255 or email sales@westoakhomes.co.uk

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