



Bullion Oast Manor Farm, Laddingford, Maidstone, Kent, ME16 6BX

Guide Price £850,000 - £800,000

Jack Charles  
Estate Agents

Sales & Lettings



**Bullion Oast Manor Farm,  
Laddingford, Maidstone, Kent,  
ME18 6BX**

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

**Bullion Oast, Laddingford**

Gross Internal Area (approx)

House = 247 sq m / 2659 sq ft

Garage = 15.7 sq m / 169 sq ft

Garage / Studio = 13.3 sq m / 143 sq ft

For identification only. Not to scale.

© Floorplanz Ltd

- Stunning Oast House
- Five Bedrooms
- Two Ensuites
- Family Bathroom
- Two Roundels Bedrooms & Reception Rooms
- Openplan Kitchen / Family room
- Set Far Back From The Road
- Large Garden
- Two Garages & Parking
- NO FORWARD CHAIN



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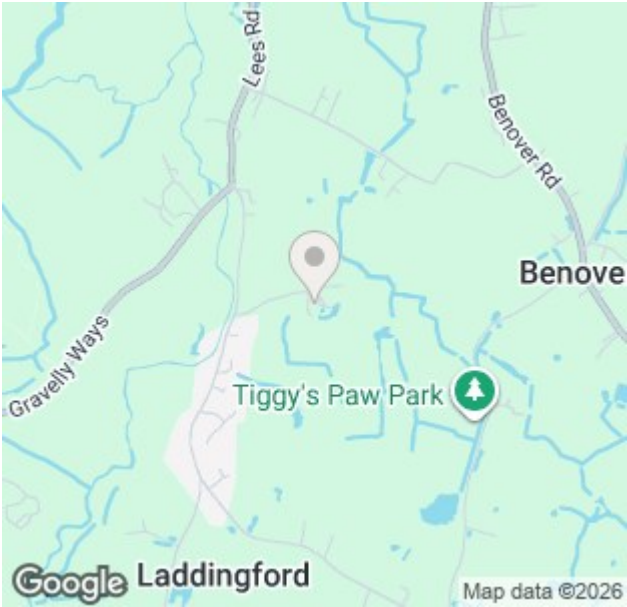
*Sales & Lettings*

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Location

Laddingford Village is situated approximately 7 miles from the County Town of Maidstone and is located approximately 8.5 miles from West Malling village, plus Tonbridge and Tunbridge Wells are approximately 10 miles away. The local village of Paddock Wood also offers excellent shopping facilities, a Waitrose supermarket, Tesco Express, a butcher, a baker, banks, cafes, plus excellent access to London Bridge, Cannon Street and Charing Cross via the mainline railway station. Highly regarded primary schools can be found in both Yalding and Laddingford itself with excellent state and grammar schools in nearby, Maidstone, Sutton Valence and Tunbridge Wells.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive		











