



Ibbett Mosely

Delarue Close, Tonbridge TN11 9NN
Price Guide £1,450,000



Price Guide £1,450,000 to £1,550,000. Attractive 5 bedroom detached family home with southerly facing rear garden and detached double garage situated in a plot of about 1/3 of an acre just 2.6 miles drive from Tonbridge station and High Street.

Foxwood House is a most prestigious and attractive detached house of immense character constructed by Bryant Homes in 1997 in an enviable south facing position being one of six of varying designs situated at the end of a private cul de sac. The property, which was originally the Show House, has been occupied by the present owners from new and is now being reluctantly sold having provided an excellent family home. The house has well appointed and light accommodation throughout with all principal rooms facing due south. There are many interesting features including an inglenook fireplace with multifuel stove to the Sitting Room, replacement sealed unit double glazed windows and doors in the leaded light style, soffits and gutters installed in 2011, decorative ceiling coving as specified as well full gas fired central heating with electric underfloor heating additionally installed to the Kitchen, Family Room and en suite bathroom to the master bedroom. Externally the stunning secluded garden with south facing sun terrace is a delight and has been laid out not only with interest in mind but also for ease of maintenance and provides a magnificent setting for this exceptional property and is therefore considered worthy of an early inspection.

- FIVE BEDROOMS(TWO WITH ENSUITE BATH/SHOWER ROOMS)
- FAMILY BATHROOM
- THREE RECEPTION ROOMS
- STUDY
- KITCHEN/BREAKFAST ROOM
- RECEPTION HALL AND GALLERIED LANDING
- CLOAKROOM
- UTILITY ROOM
- DOUBLE GARAGE
- BEAUTIFUL SECLUDED AND WELL STOCKED "SECTIONED" GARDENS EXTENDING TO ABOUT 1/3 OF AN ACRE

DESCRIPTION

This much loved family home is to be sold for the first time since it was built in 1997. Situated at the far end of a cul-de-sac of individual properties and within just a 2.6 mile drive to Tonbridge station with routes into London and Tonbridge High Street shops and restaurants. Also close by are parks and woodland walks. The property offers scope to extend if required subject to gaining the necessary planning consents. The ground floor accommodation is arranged around an inviting central entrance hall with a downstairs

cloakroom and useful understairs storage cupboard. To the front of the property is a double aspect study with a bay window and a family room which leads off the kitchen. To the rear is a sitting room with a feature inglenook fireplace and a separate elegant dining room. Both the sitting room and dining room have double doors opening out to the rear garden. The large kitchen/breakfast room also makes the most of the rear garden with sliding doors opening onto the paved seating area at the immediate rear of the property. The kitchen comprises a good range of fitted





wall and base units incorporating a breakfast bar and space for a dining table. In addition there is a separate utility room with a convenient door to the outside.

From the galleried first floor landing there are five double bedrooms, four with fitted wardrobes, and a four piece family bathroom. The master and second bedrooms also have the benefit of en-suite facilities.

The stunning rear garden has a southerly aspect and is bordered by well maintained trees and shrubs creating a secluded space to sit and enjoy the outdoors. The shed, greenhouse and cedar summerhouse will remain. To the front there is a detached double garage with two electric vehicle charging points and ample off road paved parking.

The property also benefits from solar panels and battery storage system which will remain.

OUTSIDE

Brick paved driveway providing ample parking and turning area leading to the **DETACHED BRICK AND TILED DOUBLE GARAGE** with automatic up and over door, useful roof storage area. Lean to **GREENHOUSE** to rear. The **SECLUDED GARDENS** which surround the property are a sheer delight and are full of interest being laid with ease of maintenance in mind and set out in sections extending **TO ABOUT 1/3 OF AN ACRE**. The **SOUTH FACING REAR GARDEN** has an extensive **SUN TERRACE** and retaining wall with steps to an extensive lawn bounded by mature screening shrubs and evergreen trees. Side access through a rose and wisteria clad pergola and paved path to a **TIMBER GARDEN SHED/IMPLEMENT STORE** and thence a gate to an enclosed **SECRET GARDEN** with a mature oak, fruit trees, **AMDEGA SUMMERHOUSE**, pergola with inset beds stocked with soft fruits, roses and grapevine. **FRONT GARDEN** with shaped lawned areas with rose beds enclosed by tall yew and laurel hedging. There is also a "**DRY GARDEN**" bounding the approach drive and having a gate from the rear garden being gravelled with shrubs, rockery, honeysuckle, small wooded and natural area with yew trees enclosed by post and rail fencing with inset gate and brick pillars. The whole provides a delightful setting for this most interesting property.





TONBRIDGE

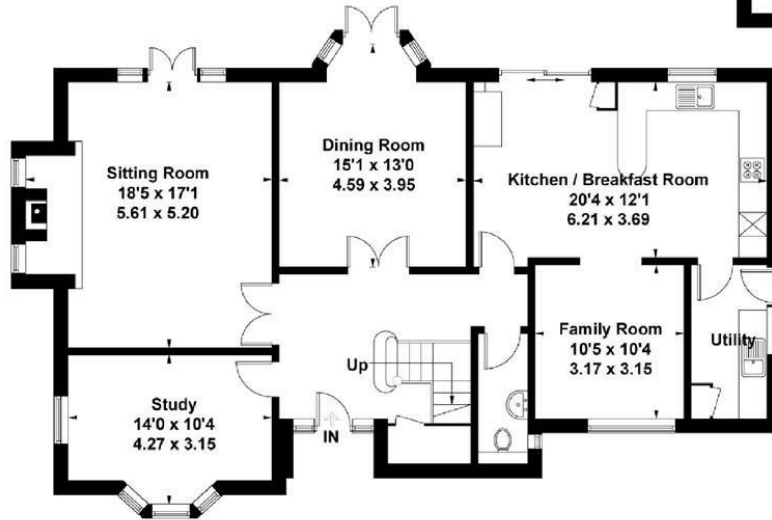
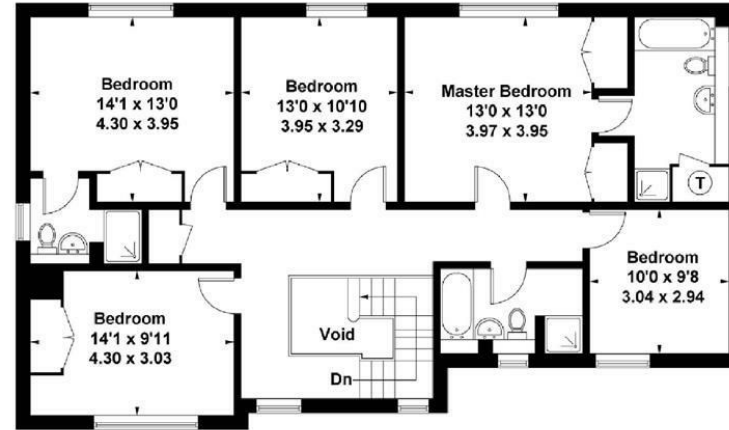
Occupying a delightful position at the end of this private cul de sac conveniently located on the northern outskirts of the town yet being only two and a half miles to the centre. There is a fine range of shops including Waitrose as well as many different eateries and recreational facilities in the town and the main line station with its frequent service to London and the coast is also very accessible. Private and state schools abound in the vicinity including Tonbridge Public School, Hilden Grange and Hilden Oaks, Judd and Tonbridge Grammar for Girls. Excellent Primary schools in the nearby villages of Shipbourne and Plaxtol. Local shops in York Parade which is three quarters of a mile. Access to the A21 and thence M25 at Morleys roundabout or at the southern end of the town. Excellent footpaths giving access over the surrounding countryside are a few minutes away.

AGENTS NOTE

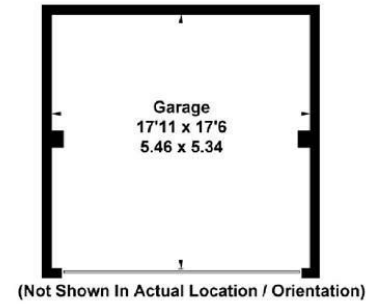
Local Authority Kent
Council Tax Band:G
Annual Price: £3,777
Conservation Area No
Flood Risk No Risk



**First Floor Approx Internal
Floor Area (Excluding Void)
1201 sq ft (111.6 sq m)**



**Ground Floor Approx Internal
Floor Area
1273 sq ft (118.3 sq m)**



**Garage Approx Internal
Floor Area
313 sq ft (29.1 sq m)**

(Not Shown In Actual Location / Orientation)

Foxwood House, Delarue Close, Tonbridge

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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Ibbett Mosely

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EPC Rating- C

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