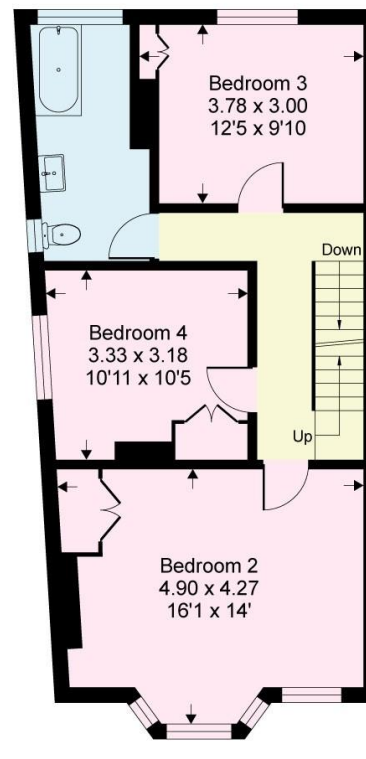
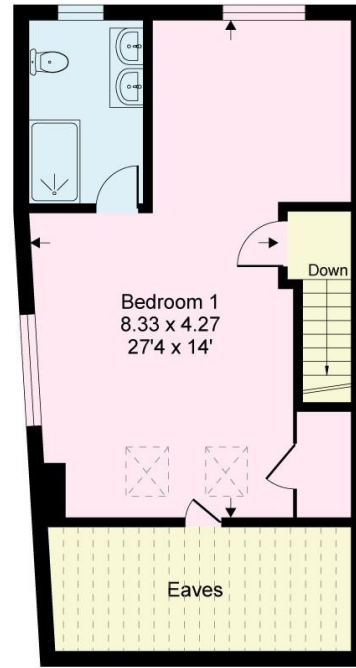
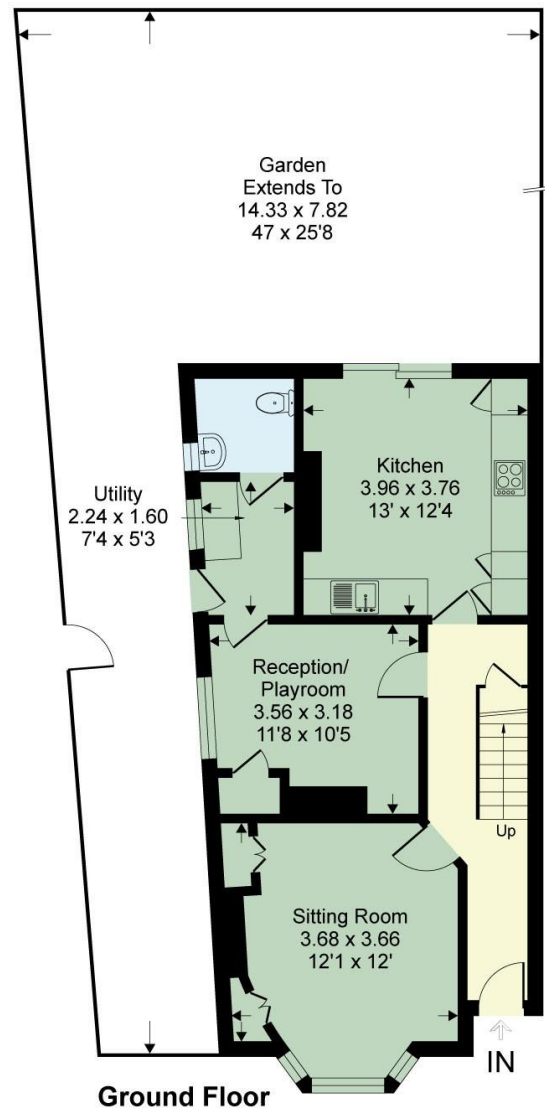




Somerset Road, TN4
 Approximate Gross Internal Area = 162 sq m / 1745 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Sumner Pridham



8 Somerset Road

Tunbridge Wells, TN4 9PX

SUMNER PRIDHAM

A substantial and beautifully presented family house retaining many of the character features of the period, including well-proportioned rooms with tall ceilings, significantly improved, and upgraded to include an exceptionally large second floor bedroom (divisible to create a 5th bedroom). All located close to the excellent local schools and convenient to the town centre.

Covered Porch, Hall, Cloakroom, Sitting Room, Playroom, Kitchen/Dining Room, Utility Room, 4 Double Bedrooms, Ensuite Shower Room, Family Bathroom, Gas Fired Central Heating, Front and Rear Gardens.

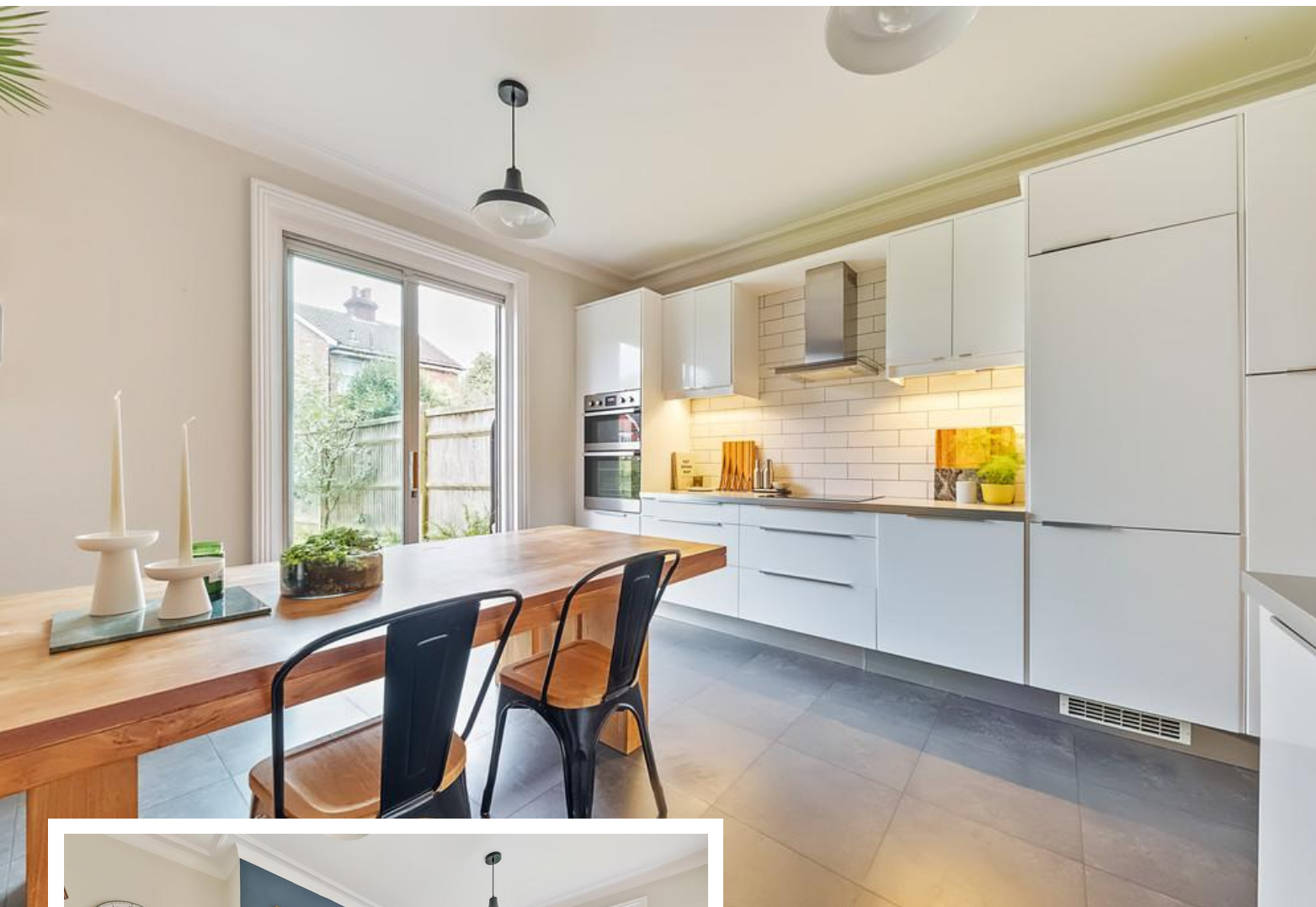
Guide price £850,000 - £875,000 Freehold



29 Vale Road
 Tunbridge Wells
 Kent
 TN1 1BS

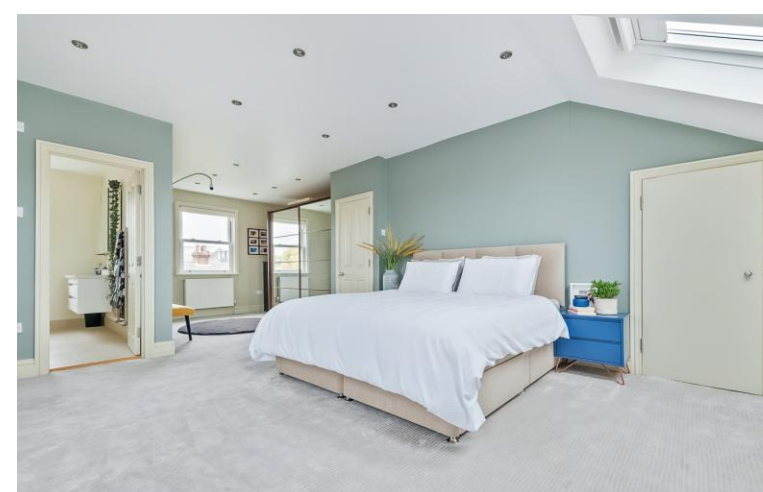
www.sumnerpridham.co.uk
 info@sumnerpridham.co.uk
 01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A handsome corner plot family house in the popular St. Johns' area.
- ◆ Large well-proportioned rooms arranged over 3 floors with 5 bedroom potential (STC) also ground floor wrap around extension potential (STC).
- ◆ Halls adjoining bay fronted period property, with gated approach, and quarry tiled path leading to the arched recessed porch.
- ◆ Handsome front door leads into the hall with exposed and polished floorboards, period staircase and useful understairs storage cupboard, period moulded corniced ceiling, attractive arch with plaster brackets.
- ◆ Well-proportioned sitting room with a wide bay to the front, sash windows and fitted shutters, working fireplace with cast iron inset and granite hearth.
- ◆ Attractive bespoke cupboards in recesses either side with shelving above, exposed, and polished floorboards and moulded corniced ceiling.
- ◆ Original pine panelled doors which feature throughout the house.
- ◆ Reception/playroom with large sash window to the side with fitted shutters, cupboard housing Worcester boiler and unvented water tank.
- ◆ Utility room provides space and plumbing for washing machine and tumble dryer, with sash window and door leading to the outside.
- ◆ Cloakroom with low level WC, pedestal wash basin and window.
- ◆ Attractive and well fitted kitchen/dining room overlooks and has access out to the garden via sliding glass doors.
- ◆ Extensive worksurfaces arranged over 2 walls with 1½ stainless steel sink and drainer, ceramic hob with stainless steel fan above, fitted double fan ovens, and integrated dishwasher.
- ◆ Comprehensive range of cupboards including pull out tray rack



- ◆ cupboard, pantry, saucepan and cutlery drawers, subway wall tiles and display shelving, the room enjoys a tall ceiling with moulded cornicing.
- ◆ Staircase to a spacious 'L' shaped first floor landing with continuation of staircase to the second floor.
- ◆ Superb bay fronted bedroom 2 (formerly the principal bedroom) which is the full width of the house and enjoys commanding views, attractive original painted cast iron fireplace with fitted wardrobe.
- ◆ Bedroom 3 with sash window and shutters overlooking the rear garden, original period fireplace and wardrobe.
- ◆ Bedroom 4 with sash window with fitted shutters and elevated outlook pretty period fireplace with fitted work desk to the side.
- ◆ Good sized family bathroom enjoying a dual aspect, washbasin with tiled splashback, large mirror above, panelled bath with shower and screen, chrome towel rail, low level WC.
- ◆ Staircase leading to the second floor and a stunning tall ceiling bedroom 1 (8'4" in height) we consider this room to be easily divisible in to 2 bedrooms creating a 5 bedroom house but still leaving a good sized main bedroom.
- ◆ Currently the room enjoys a triple aspect with far reaching views via double glazed sash windows, walk in wardrobe cupboard with double hanging rail, and chest of drawers with shelving above.
- ◆ Large ensuite shower room with tall trench and handheld showers, wall hung twin washbasin pull out drawer beneath, mirrored cabinets, low level WC, double glazed sash window and heated tiled floor.

Outside

- ◆ The property enjoys an elevated corner plot and collects any available natural light.
- ◆ The rear garden is accessed via sliding glass doors from the kitchen/dining room to a small deck and beyond to the main garden which is laid to lawn with gravelled borders.
- ◆ Both side boundaries are planted with Espalier Cherry and Apple trees, there is a row of contained bamboo at the bottom of the garden creating an attractive backdrop behind a full width deck sited for the late afternoon sun.
- ◆ Good-sized area to the side of the house large enough for a garden shed, dustbins etc and usefully a side entrance gate opposite the utility door for muddy entrance into the house.
- ◆ Former outside WC.
- ◆ This is a light and spacious corner plot house and there is potential for a wrap around ground floor extension to the kitchen if required, subject to the usual consents.

Location

- ◆ Excellent position for local primary and secondary schools including the boys' and girls' grammar schools.
- ◆ Local independent cafes and mini supermarkets within easy walking distance, and just under a mile to the mainline station.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

