

Waterfield, TN2

Approximate Gross Internal Area = 172 sq m / 1851 sq ft
 Approximate Garage Internal Area = 44 sq m / 476 sq ft
 Approximate Total Internal Area = 216 sq m / 2327 sq ft



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. 2024 - Produced for Sumner Pridham



5 Waterfield

Moat Farm, Tunbridge Wells, TN2 5XH

SUMNER PRIDHAM

A well-presented family house quietly located in a tucked away position in a popular residential development on the south side of town. The property features a wraparound garden, spacious rooms including a combined kitchen conservatory and well-proportioned main sitting room with doors out to the private garden.

Covered Porch, Hall, Cloakroom, Sitting Room, Kitchen/Breakfast Room, Conservatory/Dining Room, Playroom, Study, Main Bedroom with Ensuite Shower Room, 3 further double Bedrooms, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Detached Double Garage with large, attached Storeroom.

Guide price £925,000 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 quietly located and spacious family house on the south side of town within a mile of the Historic Pantiles and mainline station.
- ◆ Light and well-proportioned rooms overlooking the wrap around garden.
- ◆ Attractive approach with front door giving access to a light and spacious hallway incorporating staircase with a feature part galleried landing and a useful deep coat storage cupboard.
- ◆ Cloakroom with wall hung washbasin, low level WC, subway tiles wall and air extractor.
- ◆ Study/Office with window to the front garden and incorporating fitted shelves and cupboards.
- ◆ Karndean flooring from the hall continues through to a well fitted and fully integrated kitchen with quartz worksurfaces arranged over 2 walls plus a four person peninsula breakfast bar with cupboards beneath.
- ◆ Further comprehensive range of cupboards including a pantry cupboard and saucepan drawers, 1½ stainless steel sink with wide window looking into the conservatory dining room, appliances are all NEFF and include an induction hob with extractor above, oven and microwave oven and dishwasher.



- ◆ Utility room with additional cupboards and worksurface and also wall mounted Vaillant Gas Fired Boiler installed in 2023.
- ◆ All year round conservatory dining room with continuation from the kitchen of the Karndean flooring, outlook, and access out to the garden, fitted electric wall radiator.
- ◆ Light part galleried first floor landing with a window to the front and access to the partially boarded roof space with light and loft ladder connected.
- ◆ Main bedroom is fitted with full width range of wardrobes and wide window with attractive outlook over the rear garden.
- ◆ Ensuite shower room with tiled walls and floor and includes a large walk in shower including a tiled seat, drench and handheld showers fully fitted vanity cupboards, inset illuminated large mirror, chrome towel rail and 2 windows to the rear.
- ◆ Double bedroom 2 has a wide window overlooking the rear garden.
- ◆ Double bedroom 3 with views to the front, fitted wardrobe cupboard.
- ◆ Double bedroom 4 with outlook to the front.
- ◆ Family bathroom attractively fitted with a claw foot bath with separate drench head shower above, chrome towel radiator, low level WC, pedestal washbasin, tiled walls, and floor.

Outside

- ◆ To the front is a multiple car drive and an established setting in front of the house with access gate.
- ◆ Impressive garage with remote rollup door and further door to the rear garden, painted flooring and ample power and light.
- ◆ Pitched roof above for extra storage and an interconnecting door leading to a large storeroom with window plus a Velux window and doors leading out to the rear garden.
- ◆ The wrap around garden enjoys a sunny aspect and is laid to lawn, part walled and fenced boundaries, sun patio, mature shrubs providing privacy and is accessed from the sitting room and conservatory/dining room.

Location

- ◆ Quietly located on a popular residential development on the south side of the town close to countryside yet within walking distance to a local shop.
- ◆ The Historic Pantiles, popular lower High Street and mainline station are all within a mile of the property.

Viewing

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

