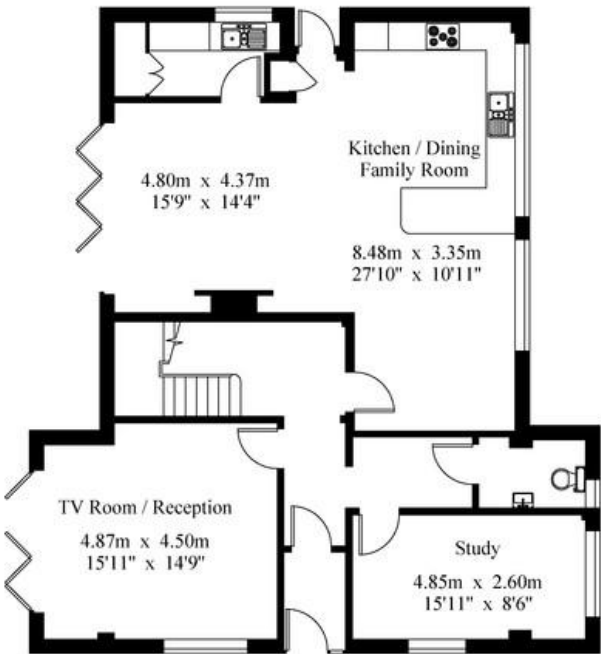
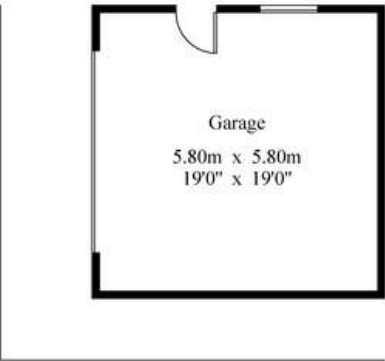
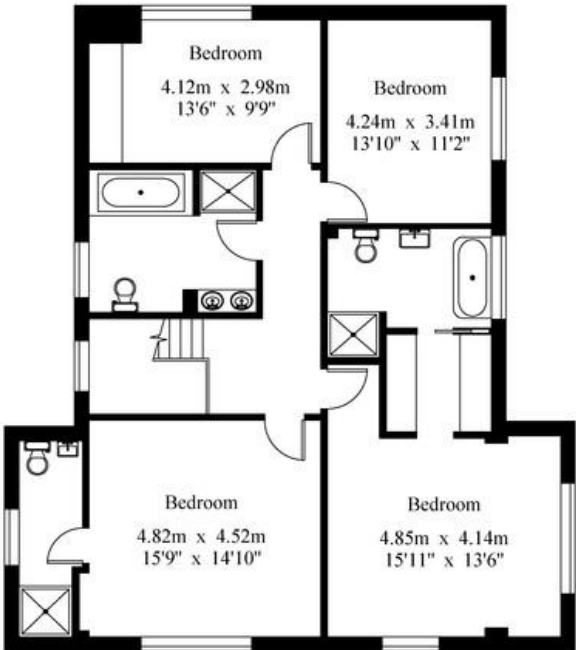


New House

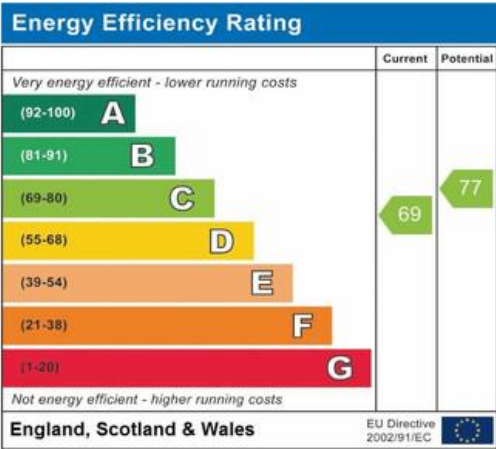
House - Gross Internal Area : 239.2 sq.m (2574 sq.ft.)  
Garage - Gross Internal Area : 33.6 sq.m (361 sq.ft.)



Ground Floor



First Floor



The New House

Bells Yew Green Road, Bells Yew Green, TN3 9BQ

SUMNER PRIDHAM

A beautifully presented and highly individual modern detached family house, built in the traditional Sussex style, set in gated grounds with fine specimen trees.

Entrance Hall, Hall, Cloakroom, Study, TV/Reception Room, Open Plan Kitchen/Dining/Living Room, Utility Room, Master Bedroom with Dressing Area and En-suite Bathroom, Guest Bedroom Suite with En-suite Shower Rom, 2 Further Bedrooms, Family Bathroom, Oil Fired Central Heating, Double Glazing, Double Garage, Gardens

£1,250,000 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

The New House was partly converted and extended, in effect rebuilt five years ago, since when the house has been let and is now on the market for the first time. The house was completely rewired and replumbed

The spacious and well proportioned accommodation is on ground and first floors. Throughout the ground floor and all the principal rooms there are oak engineered floorboards, large double glazed windows and a magnificent kitchen/dining/living room with bi folding doors to the garden, focusing on spacious open plan living

The fitted kitchen has ranges of matching eye-level cupboards and base units with woodblock work surfaces. Appliances include a Baumatic oven and microwave/grill, one and a half bowl sink and drainer with integrated Baumatic dishwasher to one side, integrated fridge/freezer and Rangemaster induction hob with Stoves extractor and light above

Other features in this area include, triple aspect views, inset wood/coal burner, display shelving and inset ceiling lights

The TV/reception room has double aspect views over the garden and bi folding doors to the garden

There is also a study, utility room and doakroom

On the first floor there is a master bedroom with space maker wardrobes, a dressing area and an en-suite bathroom



There is a guest bedroom suite with en-suite shower room and two further bedrooms, one with spacemaker wardrobes and a family bathroom

All the bathrooms have high quality fittings, tiled floors and part tiled walls

### Outside

The house is gated, a drive leads to the property with a parking and turning area. Close to the area is a large double garage with an electric up-and-over door

The garden and grounds are an important feature laid mainly to lawn, there is decking, many varieties of shrubs and trees including two magnificent beech trees, two wellingtonia trees, rhododendrons, sycamore, well screened boundaries and a summerhouse

The property offers a high degree of security and seclusion

### Situation

The property is located in a rural position between Bells Yew Green and Frant

Frant station is located close to the property at Bells Yew Green and there is a primary school in Frant

Royal Tunbridge Wells lies approximately 3.4 miles distance and here there are excellent shopping facilities, bars and restaurants, cinema and a theatre

There are excellent state and private schools in the locality

### Practicalities

Wealden Borough Council Tax Band G

Oil fired central heating

The house has an alarm. There is cable for internet and TV in all the main rooms

Mains water and electricity and a shared private drainage system

### Directions

From Tunbridge Wells take the A267 Frant Road in a southerly direction. In Frant turn left at the village green, continue along Bells Yew Green Road for about half a mile, where the property will be found on the left hand side (just past the gates to Ely Grange) where there is a sign for the printing firm Reflex. Turn into this drive and the driveway to the house will found almost immediately on the left.

### Viewing

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

