



Ibbett Mosely

Tonbridge Road, Watringbury, Maidstone ME18 5NY  
Offers In Excess Of £550,000





## Prospect Place, Tonbridge Road, Watringbury, ME18 5NY

**A UNIQUE FOUR BEDROOM FAMILY HOME IN THE VILLAGE OF WATERINGBURY WITH AN ENCLOSED REAR GARDEN AND OFF ROAD PARKING.**

**VIEWING BY APPOINTMENT ONLY THROUGH IBBETT MOSELY, WEST MALLING 01732 842668.**

- Victorian Family Home
- Two Reception Rooms
- Enclosed Rear Garden
- Four Bedrooms
- Kitchen / Breakfast Room
- Off Road Parking
- Family Bathroom & Shower Room
- Utility Area & WC
- Enormous Potential

Built in 1872, Prospect Place is a beautiful Victorian family home with charming character and original features. Located in popular Watringbury village, the property has four bedrooms, two reception rooms, an enclosed rear garden and off road parking.

The property has a fascinating history and has evolved over the years. The shop front style of the property that remains offers buyers enormous scope for future use.

### WATERINGBURY

Prospect Place is located in the popular village of Watringbury. A local Post Office, village grocers, newsagents, tea room and Village Hall are all within walking distance as well as Watringbury Primary School. Many high performing Secondary and Grammar Schools in Tonbridge and Maidstone areas are within easy reach by bus and train. Watringbury Station is within walking distance and links to London via Paddock Wood and Tonbridge.

The County Town of Maidstone is 5 miles to the east and provides a complete range of shopping and recreational facilities as well as two main line railway stations serving London. Access is approx. 4 miles.

### ACCOMMODATION

The accommodation offers over 1700sq ft of spacious and flexible accommodation arranged over three floors. The ground floor comprises a spacious sitting room, dining room and country style kitchen / breakfast room. A storage area, utility room / WC completes the ground floor accommodation.

On the first floor there are three bedrooms, the family bathroom and an additional shower room.

The fourth bedroom is on the second floor.

### ENCLOSED REAR GARDEN

The rear garden is mainly laid to lawn with mature seasonal planting.

### OFF ROAD PARKING

There is off road parking for three cars with the option to use a section of the rear garden to add additional parking should the buyer wish to do so.

### TONBRIDGE & MALLING BOROUGH COUNCIL

Band E

### EPC RATING D

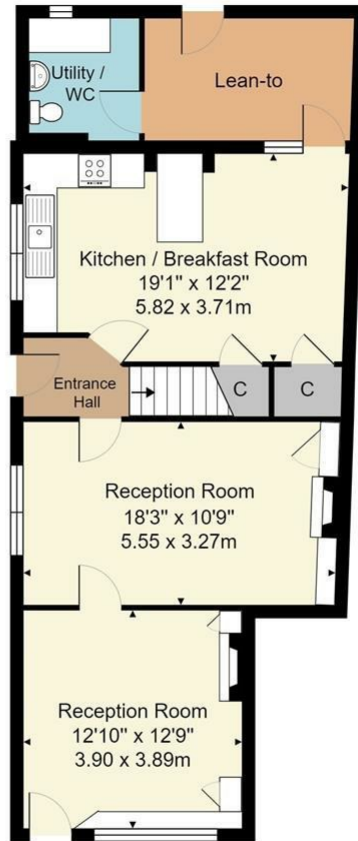
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Ground Floor



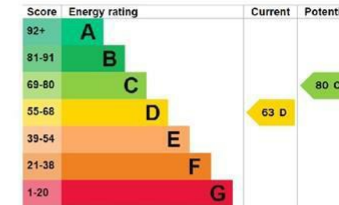
First Floor



Second Floor

Approx. Gross Internal Area 1748 ft<sup>2</sup> ... 162.4 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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