



Ibbett Mosely

Red House Gardens, Watringbury, ME18 5PN
Offers In Excess Of £625,000



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A FANTASTIC FOUR BEDROOM FAMILY HOME IN WATERINGBURY THAT SITS ON A SIZEABLE PLOT WITH AN ENCLOSED REAR GARDEN, GARAGE AND IN / OUT STYLE DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL CARS. THIS PROPERTY OFFERS ENORMOUS POTENTIAL TO EXTEND AND FURTHER DEVELOP STPP.

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

- Detached Family Home
- Four Bedrooms
- Family Bathroom
- Excellent Scope to Extend STPP
- Sitting Room & Dining Room
- Study & Downstairs Cloakroom
- Kitchen & Utility Room
- Large Corner Plot
- Garden Studio / Summer House
- Driveway & Double Garage

Set in a quiet cul-de-sac on a corner plot, this detached family home offers 1708 sq ft of spacious and flexible living accommodation and enormous potential for its new owners. Located in the popular Watringbury village, the property has four bedrooms, an enclosed wraparound garden, 259 sq ft garden cabin, double garage and driveway for off road parking.

WATERINGBURY

Watringbury is a popular village with 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.

ACCOMMODATION

The accommodation offers 1439sq ft of living accommodation, 1708sq ft including the garage.

The ground floor comprises a spacious sitting room, office, conservatory and fitted kitchen. A utility room and WC complete the ground floor accommodation.

On the first floor there are four bedrooms and the family bathroom.

WRAP AROUND REAR GARDEN

The enclosed rear garden wraps around the property and is mainly laid to lawn with mature planting to the borders. There is a large wooden deck, a filtered pond and a side access gate leads to the driveway and front garden.

SUMMER HOUSE / GARDEN STUDIO

The 259 sq ft garden studio has light and power and is a fantastic asset to the property offering endless options for future use, be it a home studio gym, games room or home business.

DOUBLE GARAGE

The double garage measures 269 sq ft and has light, power and an access door to the rear garden. Many neighbouring properties have converted the garage to living accommodation and this plot has ample space at the front to add a detached garage or car port, subject to obtaining the appropriate planning permissions.

IN / OUT DRIVEWAY

An in out driveway affords off road parking for several cars and leads to the double garage.

TONBRIDGE & MALLING BOROUGH COUNCIL

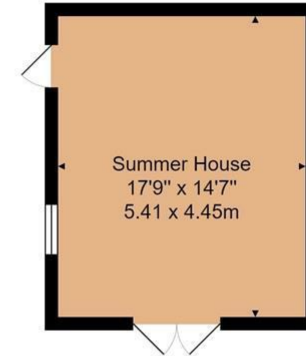
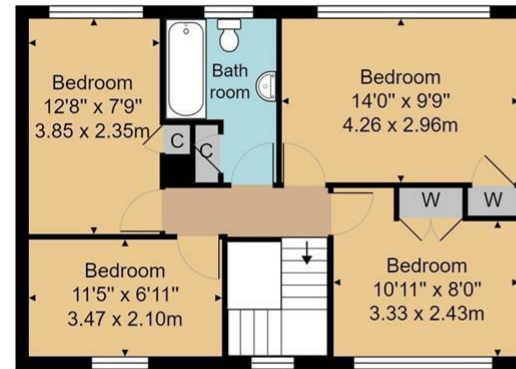
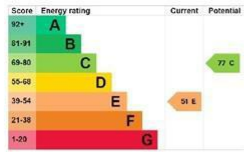
Council Tax Band F

EPC RATING E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9803-3026-5205-7117-6204>







Approx. Gross Internal Area:

- House (Excl. Garage) 1439 sq. ft / 133.7 sq. m
- House (Incl. Garage) 1708 sq. ft / 158.7 sq. m
- Outbuilding 259 sq. ft / 24.1 sq. m
- Total (Incl. Garage and Outbuilding) 1967 sq. ft / 182.8 sq. m

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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West Malling 01732 842668

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