

15 Woodfield Road, Tonbridge





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Pretty period 4-bedroom house with parking in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 4 bedrooms, 1 en-suite
 - Living room
 - Kitchen/dining room
- Bathroom, ground floor shower room and en-suite shower room
 - Well established garden
 - Driveway
- Catchment area for Grammar Schools
- 0.4 mile distance to Tonbridge Grammar School for Girls and The Judd School (for boys)
 - 0.5 mile distance to mainline station



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Arranged over three floors this beautiful double bay fronted home sits on a popular road only a short distance from local shops, sought after schools and excellent transport links into London.

It is immaculately styled and offers superb modern day family accommodation, whilst sympathetically retaining its period features and Victorian charm.

The entrance door opens into an elegant hallway, its warm wooden flooring contrasting beautifully with the décor, with fitted under stair storage to keep the space clutter free.

To the right light pours into the spacious living room through its bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor, and an open fireplace housing a wood burning stove.

Behind is the utility room with space and plumbing for an appliance, an integrated fridge and hanging space for coats.

It opens into a modern shower room with guest toilet facilities.

At the end of the hallway, is the kitchen/dining room which is cleverly zoned making it a fantastic space for both family living and entertaining.

The dining area, conveniently opening off the kitchen, is a very social space, its open plan layout letting you chat to friends and family as you prepare dinner.

The kitchen's part glazed door brings in light and garden views with a mix of pale grey and white cabinets topped with contrasting wooden work tops wrapping round the room. There is an integrated oven, an under counter fridge and space and plumbing for additional appliances.

Climbing the stairs to the first floor there are three bedrooms, all generous doubles with graceful proportions that give a very tranquil feeling. The bedroom at the rear has a fitted wardrobe and an airing cupboard and the bedroom to the front is currently set up as a home office and benefits from a deep bay window overlooking the residential street.

Across the landing is the family bathroom with a wooden panel enclosed bath. A side aspect window reflects light off its white fittings and contemporary floor tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the principal double bedroom and a modern en-suite, making it a restful retreat.

The beautiful rear garden is a green and peaceful oasis with areas of lawn, and a variety of trees, plants, and stocked flower beds. There is a large block brick terrace behind the house making it perfect for summer dining and a similar area to the side with bin storage space and street access. A pathway meanders through the centre of the mature planting to an area with raised vegetable beds and further seating zones. There is a small pond and a wooden shed for storage and a log store too. It is fully enclosed offering a safe sanctuary for children and pets and offers privacy, with a canopy of trees at the rear.

Woodfield Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools, most notably the sought-after Tonbridge Grammar School for Girls. It is also close to all of Tonbridge's local amenities and the mainline railway station making it well served for leisure facilities and transport links. A must see!



Storm porch with tiled base and part opaque glazed entrance door which opens into:

Entrance Hall: glazed top light window, under stair storage cupboard, under stair storage cupboard with electricity and space for an appliance, wooden flooring, radiator and doors opening into:

Living Room: front aspect double glazed bay window, fireplace with wood burning stove and slate hearth, and column radiator.

Utility Room: integrated under counter fridge, integrated washing machine, wooden countertop, high eye level cupboards, hanging space for coats and door opening into:

Shower Room: rear aspect double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and drawer under, shower cubicle with rainwater shower head, illuminated mirror, heated towel rail, and tiled flooring.

Kitchen/Dining Room: side aspect double glazed windows, rear aspect part glazed door opening into the garden, wooden work surfaces, space and plumbing for a dishwasher, space for an under counter fridge, integrated Belling oven, 4 ring gas hob, pull out extractor hood, tiled splashbacks, 1 ½ stainless steel sink with drainer and mixer tap over, opening under counter with shelf, opening in chimney breast with wooden work top and cupboard under, wooden effect flooring and heated towel rail. The kitchen has plenty of eye and base level units. The dining area has a fitted alcove cupboard with shelving, a wine rack, and cupboards above, a fitted larder cupboard with shelving, an electric fire with a tiled hearth, wooden flooring, a radiator and space for a table and chairs.

Stairs up to the first floor landing with front aspect double glazed window, ceiling loft access hatch into boarded loft with drop down ladder, fitted wardrobe with hanging rail, and shelf and cupboard above, fitted cupboard with hanging rail and shelf and cupboard above, under stair fitted cupboard, radiators and doors opening into:

Bedroom 2: front aspect double glazed bay window, period fireplace with tiled hearth, alcove fitted open wooden book shelves, and radiator.

Bedroom 4: rear aspect double glazed window, period fireplace with tiled hearth, and radiator.

Bathroom: side aspect opaque double glazed window, pedestal wash hand basin with mixer tap, low level WC, wooden panel enclosed bath with mixer tap, heated towel rail, radiator in decorative cover, and part tiled walls.

Bedroom 3: rear aspect double glazed window, fitted wardrobe with hanging rail, shelves and cupboard above, airing cupboard housing the water cylinder with shelving and cupboard above and radiator.

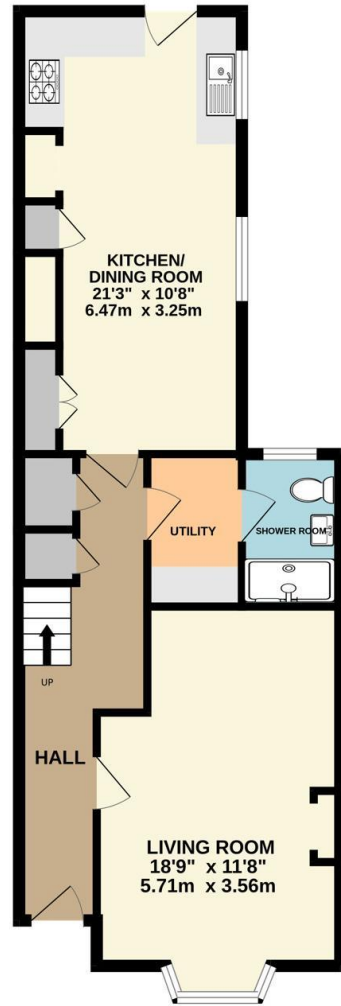
Stairs up to second floor with door opening into:

Bedroom 1: rear aspect double glazed window, fitted eaves wardrobes with hanging rails, fitted open recessed wooden shelves, radiator and door opening into:

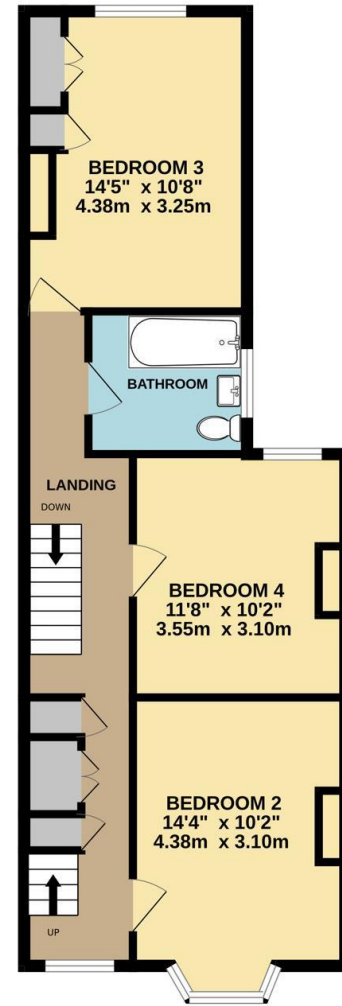
En-suite: rear aspect Velux window, shower cubicle with wall mounted shower attachment, low level WC, vanity unit with slimline wash hand basin with mixer tap over and cupboard under, mid height panelled walls, tiled vanity shelf, heated towel rail and tiled flooring.



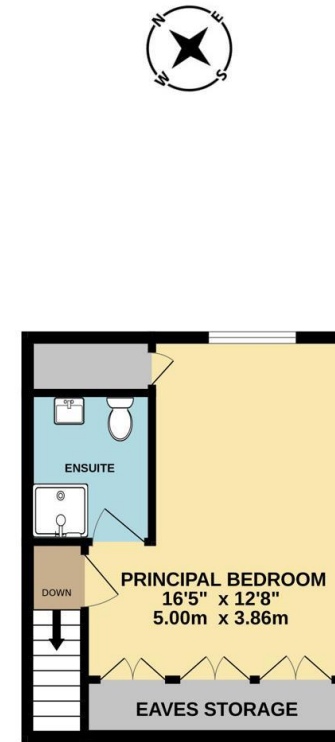
GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



APPROX TOTAL AREA 140 SQ.M / 1507 SQ.FT

TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outside: To the front is a block brick driveway, some mature planting behind a low wall, climbing plants next to the house and a side wooden gate for rear garden access. To the rear is a large block brick terrace and side return with space for bin storage, climbing plants including wisteria next to the house, a water butt, mature stocked flower beds, area of lawn, fencing on all perimeters with a variety of trees, raised vegetable beds, a small pond, a block brick pathway that leads to the back with a further paved terrace area, a gravelled area for seating, and a wooden shed and log store.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,770.00) / EPC: D (59)

AREA INFORMATION: Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London. It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling. With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. There are many highly regarded primary schools in the area such as Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Grammar School for Girls, Weald of Kent Girls Grammar and The Judd Grammar School (for boys) are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach. There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



