



Westbury, 448 Tonbridge Road, Waterringbury, Kent, ME18 5PG
Guide Price £850,000




An attractive and IMMACULATELY presented period house flooded with an abundance of NATURAL LIGHT. Set in delightful, mature gardens with GATED ENTRANCE and double garage with vaulted storage space above. The property is private from all aspects and enjoys FAR REACHING RURAL VIEWS to the side and rear. Tall, mature hedging around the boundaries provide a feeling of seclusion.

The house boasts a wealth of charm from its country kitchen to feature fire places and a wood burner.

Internally - The ground floor accommodation comprises: entrance hall, sitting room with feature wood burner, dining room, study, kitchen/breakfast room with integral appliances and Rangemaster dual fuel cooker, utility/boot room/rear hall with cloakroom and walk in storage cupboard, guest bedroom with vaulted ceiling and ensuite shower room. To the first floor is the master bedroom with attractive views over farmland, built in wardrobes and ensuite shower room, 3 further bedrooms and family bathroom.

Externally - Westbury is approached through a five bar gate to a gravelled driveway providing parking and access to detached double garage with power, light and boarded storage area. The established gardens are a distinct feature of the property. The perfectly manicured lawns are interspersed with variety of trees, shrubs and flowering plants. There is a substantial paved terrace area, a log store and water well.

- Charming & Beautifully Presented Detached House
- 5 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- Study
- Double Garage & Gated Driveway
- Popular Village Location of Wateringbury
- Set In Attractive, Mature Gardens

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		





LOCAL AREA INFORMATION

Westbury is conveniently situated on the edge of the Village of Wateringbury with its local post office and shops. Also within close driving distance are Kings Hill, West Malling and Paddock Wood. All with excellent range of amenities. West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Kings Hill is a modern village with multiple supermarkets, eateries, David Lloyd Leisure Centre, golf course and much more. There are doctors surgeries in both Wateringbury and King Hill.



Maidstone, Tunbridge Wells, Tonbridge and Sevenoaks town centres all provide an extensive and wide range of leisure and shopping facilities.

For the commuter you have Wateringbury station serving London Charing Cross/Cannon Street via Paddock Wood/Tonbridge and St Pancras via Maidstone West. West Malling station serves London Victoria. The M20 motorway is accessible either via Wrotham Heath Junction 2 or Leybourne Junction 4.



Local Primary Schools include Wateringbury and Mereworth . There are Grammar Schools for both Boys and Girls in Tonbridge and Maidstone. Local Independent Schools include Sutton Valence, Tonbridge and Sevenoaks Public Schools, also The Schools at Somerhill and Hilden Grange at Tonbridge and Kent College for Girls at Pembury. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

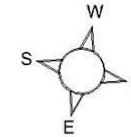


ADDITIONAL INFORMATION

Freehold
Council Tax Band F
EPC Rating E
Services: Mains Water, Electricity & Drainage.
LPG Central Heating.



Tonbridge Road, Watlingbury
Approximate Gross Internal Area
Main House = 2106 Sq Ft/196 Sq M
Double Garage = 360 Sq Ft/33 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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