



The Brucks, Watringbury, ME18 5PX
Offers Over £575,000

Located at the heart of the picturesque village of Watringbury, this charming 3/4 BEDROOM DETACHED house presents an exceptional opportunity for those seeking a blend of comfort and convenience to the highest standard. The house is frankly exquisite and the attention to every detail is stunning. Three bedrooms, two bathroom and three reception rooms, making it an ideal family home or a tranquil retreat.

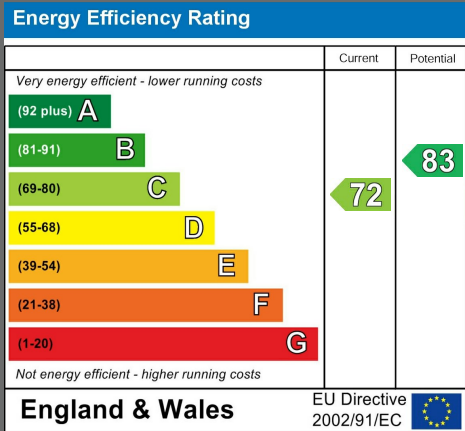
As you approach the property, you are greeted by a beautifully maintained large front garden and a driveway providing ample parking for multiple vehicles. Upon entering, you will find a spacious 34ft reception room with stunning designer kitchen, adorned with a feature logburner fireplace and plenty of large windows, bi-folding doors and sky lights that floods the space with natural light, creating a warm and inviting atmosphere. There is a large separate living room as well as a sound proof media room, separate utility room and added convenience of a downstairs cloakroom too.

Upstairs there are 3 bedrooms located around a spacious hallway and a beautiful family bathroom benefitting from a bathtub and a separate shower. Every angle of bedroom space is cleverly thought out and bright and airy. There is an additional benefit of a ensuite shower/WC to the master.

The enclosed landscaped rear garden is a true highlight, boasting two generous seating areas and a lush lawn, ideal for enjoying the afternoon sun or hosting gatherings. There is a sundeck drenched all through the day as well as a raised gravel seating area in the top corner to drain the last of the summer evenings.

Living in Watringbury means enjoying the tranquillity of village life while remaining close to local amenities and transport links. This delightful house is a cherished home, waiting for its new owners to enjoy the fast space and prestigious finish.

- Stunning Detached House
- 3/4 Bedroom Home
- Village Watringbury Location
- Generous Side Plot Giving Huge Additional Space
- Beautiful Kitchen Open Plan Dining
- Sound Proof Media Room
- Separate Utility Room
- Multiple Reception Rooms
- Sun Drenched Landscaped Garden
- EPC Rating C





LOCAL AREA INFORMATION FOR WATERINGBURY

The Brucks is conveniently situated in 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.

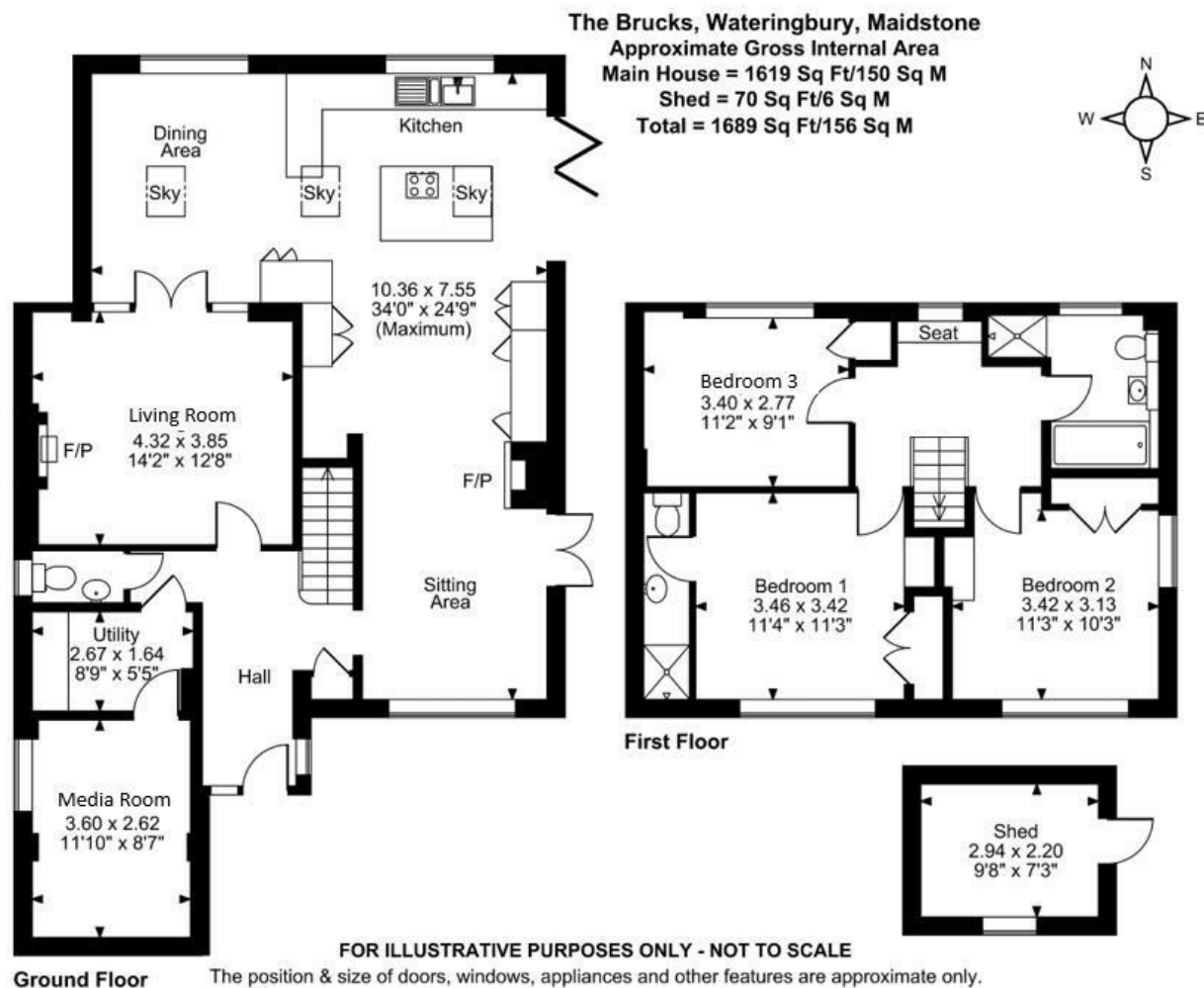
For the commuter you have Wateringbury station serving London Charing Cross/Cannon Street via Paddock Wood/Tonbridge and St Pancras via Maidstone West. West Malling station serves London Victoria. The M20 motorway is accessible either via Wrotham Heath Junction 2 or Leybourne Junction 4.

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 C
UPVC Double Glazing
Village Location
Log Burner Built In To Chimney Breast





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