



Four Wents, Windmill Road, Weald, Kent TN14 6PJ
Guide: £825,000 - £850,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Immaculate Extended Detached Bungalow *Village Location
- *Large Reception Room with Wood Burner *Three Bedrooms
- *Kitchen/Breakfast Room with Vaulted Ceiling & Matching Utility
- *Large Wet Room *Separate Cloakroom
- *Attractive Landscaped Gardens Surrounding the Property
- *Block Paved Driveway
- *Underfloor Heating Throughout *No Onward Chain

Description

This extremely well appointed individual detached bungalow has been skilfully extended and remodelled by the current owners to provide a unique and well-proportioned living space, with the principal rooms taking full advantage of the landscaped gardens which surround the property. Features include a smart fitted kitchen with vaulted ceiling and matching utility, along with a large reception room with woodburning stove, spacious main bedroom and generous wet room with walk in shower, making the property completely accessible for a wheelchair if required.

Accommodation: -

- Wooden and glazed wide entrance door with porch canopy, leading to the entrance hallway, oak glazed door to:
- Bright remodelled kitchen/breakfast room with vaulted ceiling and pretty porthole window, fitted with a range of light oak wall mounted cabinets and base units with complementing laminate worktops and glass splashbacks. Neff eye level double oven, Neff ceramic hob with fitted extractor over, fully integrated dishwasher, sink with water softener and drinking water tap, fully integrated Bosch fridge/freezer. Pull out racked units, corner carousel and ample storage. Matching utility room having integrated Bosch washing machine and Miele condenser tumble dryer, door to garden. Ceramic tiled flooring throughout.
- Open plan sitting/dining room with archway and central wood burning stove with beam, picture windows taking full advantage of the lovely outlook over the gardens and bi-fold doors opening up the space onto the terrace.
- Inner hallway with access to boarded loft space via wide hatch with fitted drop down wooden ladder, airing cupboard housing underfloor heating controls.
- Large main bedroom with bank of fitted wardrobes to one wall with versatile hanging and shelf space and mirror doors, picture window overlooking the rear gardens. Second bedroom with aspect to front, bank of fitted wardrobes to one wall with versatile hanging and shelf space and mirror doors. Third bedroom again with aspect to rear and outlook over the garden.
- Generous wet room fitted with a white suite comprising concealed cistern w.c, vanity unit with basin and cupboards, walk in shower enclosure with thermostatic shower on riser, handrails and glazed screen, chrome heated towel rail, led lighting and tiled walls with decorative border.
- Separate cloakroom fitted with a white suite comprising concealed cistern w.c, floating wall mounted basin and tiled walls with decorative border.



- Attractively landscaped gardens surround the property on all sides. Indian stone terrace with low brick retaining wall and steps up to lawn with deep mature shrub/flower borders including pretty spring planting. Pathways lead around the property with fenced and gated boundaries. There is a hardstanding for a shed and oil tank. To the front the block paved driveway offers ample off road parking
- Services & Points of Note: Mains electric and drainage. Oil central heating, external Worcester combination boiler, underfloor heating throughout with individual thermostats in all rooms. Double glazed windows. Light fittings, curtains and poles included. Fibre broadband connected to property.
- Agents Note: The property was underpinned in 1997 and extended and refurbished in 2012.
- Council Tax Band: F- Sevenoaks Council
- EPC: D

Sevenoaks Weald

Four Wents is situated within easy reach of the centre of this picturesque village with its green, small community shop and café run by volunteers and amenities including a church, public house and primary school. Weald is situated just South of Sevenoaks within the Metropolitan Green Belt and included in the Kent Downs Area of Outstanding Natural Beauty, with part of the village designated a Special Landscape Area. The nearby town of Sevenoaks offers a wider range of shops, restaurants, main library, swimming/leisure centre and cinema/theatre complex. The A21 and M25 are easily accessible giving access to Tonbridge, Tunbridge Wells, London, Gatwick and Heathrow Airports and the Channel Tunnel Terminus. Hildenborough rail station (about 4 miles) and Sevenoaks station (about 4 miles) serve London Bridge/Charing Cross/Cannon Street. Weald is popular with walkers, cyclists and general visitors from Sevenoaks, London and beyond.



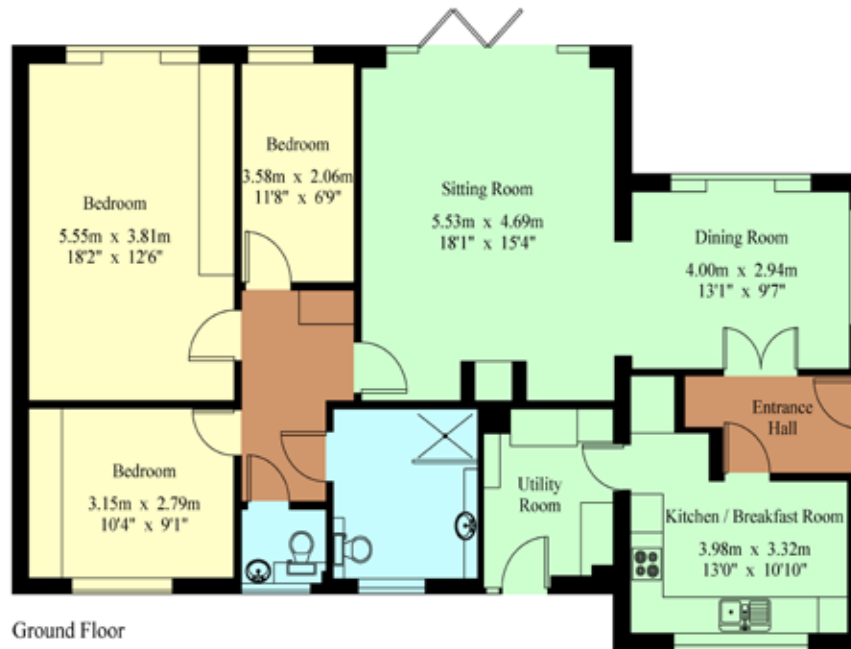
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Four Wents

Gross Internal Area : 125.9 sq.m (1355 sq.ft.)



Ground Floor



For Identification Purposes Only.

© 2024 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

