



MIDDLE FIELD
TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £650,000



8 Middle Field

Pembury, Tunbridge Wells, TN2 4EJ

Entrance Porch - Entrance Hall - 21'5 Living Room - Well Appointed Kitchen With Appliances - Separate Utility - Downstairs Cloakroom - Separate Dining Room - 14'6 Reception Room/Study - First Floor Landing - 4 Well Proportioned Bedrooms - Family Bathroom - Enclosed Easy To Maintain Rear Garden With Porcelain Paved Patio For Outside Entertaining - Generous Brick Paved Driveway For Off Road Parking - Gas Central Heating - Double Glazing - Tastefully Decorated & Beautifully Presented Throughout The Accommodation

We have no hesitation in recommending an internal inspection of this beautifully presented four bedroom extended semi detached home, set at the end of a small cul-de-sac within the very popular village of Pembury. The property offers a wide range of features which includes a large living room with oak flooring and an attractive fireplace with log burner, there is a separate dining room, well appointed kitchen complete with a range of appliances, a further reception room/study and a useful separate utility room and downstairs cloakroom. At first floor there are four good sized bedrooms and bathroom with white suite. Heating is via a gas fired system with radiators and double glazing helps keep fuel bills and maintenance to a minimum and enhanced by attractive Plantation style shutters. Externally there is plenty of off parking to the front and the rear garden with its artificial lawn and attractive patio makes an ideal space for outside entertaining whilst requiring minimum maintenance. In view of the property's range of features, tasteful interior decoration and sought after location we can only re-emphasise the need for an early appointment to view.

The accommodation comprises. Panelled entrance door with side window to:

ENTRANCE PORCH:

Oak flooring, single radiator, coved ceiling, coat hanging space, glazed door to:

ENTRANCE HALL:

Oak flooring, radiator with decorative cover, coved ceiling with downlighting, two understairs storage cupboards.

LIVING ROOM:

A large living space with oak flooring, two radiators with decorative covers, wall lighting, power points, coved ceilings. Attractive fireplace with stone surround, fitted log burner and built-in cupboards and shelving to alcove. Window to front with fitted shutters, rear window and French door with fitted shutters.



KITCHEN:

Fitted with a range of panelled wall and base units with stone worktops. Stainless steel one and a half bowl under worktop sink with mixer tap. Integrated dishwasher and fridge/freezer. Range style cooker with splashback and large filter hood above. Wine cooler, microwave. Tile effect flooring, wall mounted gas boiler, power points. Window to rear with fitted shutters. Open aspect to:

DINING ROOM:

Tile effect flooring, single radiator, ceiling downlights, power points. Window to rear and door to garden with fitted shutters.

DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin, tile effect flooring, single radiator. Window to side with fitted shutters.

UTILITY ROOM:

Fitted wall and base units with worksurfaces over. Stainless steel single drainer sink unit with mixer tap. Space for washing machine and tumble dryer. Tile effect flooring, single radiator, coved ceiling with downlighting.

RECEPTION ROOM/STUDY:

Oak flooring, single radiator, ceiling downlights, power points. Windows to front and side with fitted shutters.

Stairs from the entrance hall to FIRST FLOOR LANDING:

Single radiator, power points, coved ceiling with downlighting. Built-in airing cupboard with single radiator and shelving. Window to side with fitted shutters.

BEDROOM 1:

Window to front with fitted shutters, single radiator, wall lighting, coved ceiling, power points. Fitted wardrobes to one wall. Access to loft with ladder, part floored and lighting.

BEDROOM 2:

Window to rear with fitted shutters, single radiator, coved ceiling, power points.

BEDROOM 3:

Window to front with fitted shutters, single radiator, coved ceiling, power points.

BEDROOM 4:

Window to side with fitted shutters, single radiator, power points. Built-in wardrobe and cupboard.

BATHROOM:

White suite comprising of panelled bath with mixer tap, rainfall shower and hand shower spray, wash hand basin with waterfall tap, low level WC, tiled splashbacks and surrounds. Tiled floor, towel rail/radiator, ceiling downlights, extractor fan. Two windows to rear.

OUTSIDE REAR:

A large porcelain paved patio area provides an excellent space for outside entertaining and leads to the garden which has been fitted with artificial grass to provide ease of maintenance and attractive all weathers surface. This is bordered by stone edging and enclosed by fencing to provide privacy. Useful storage shed, outside light and tap, side access to front.



OUTSIDE FRONT:

Attractive brick paved driveway provides off road parking for several vehicles and leads to the property's entrance and side.

SITUATION:

Pembury is a village within an attractive community and close enough to make full use of all the facilities in Royal Tunbridge Wells. Pembury is extremely popular with families as it is within walking distance of a well regarded primary school as well as doctors surgeries, library, farm shops and local convenience stores. The village of Pembury itself caters for everyday needs including a chemist, newsagent, public house, garden centre, coffee shop, hairdressers, barbers and post office. There are local churches as well as the nearby Tesco supermarket. Recreational facilities include walks through surrounding woodland and orchards, local recreational ground with play areas for children of all ages including a basket ball court and skate park as well as an outside gym and bowls club. There is a local cricket and football club within the village. Tunbridge Wells and Tonbridge are approximately 3.4 and 5.4 miles distance respectively, both offering a wider range of shopping, recreational and educational facilities, with Tunbridge Wells, Tonbridge and Paddock Wood all having main line stations with commuter services to London in under an hour and a commuter coach service is available in the village. By road the recently improved A21 is close by giving access to the M25 and all the major motorway networks and there is a regular bus service to local areas.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



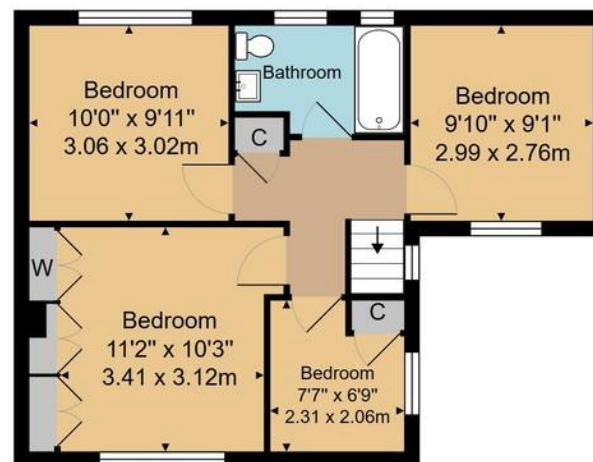
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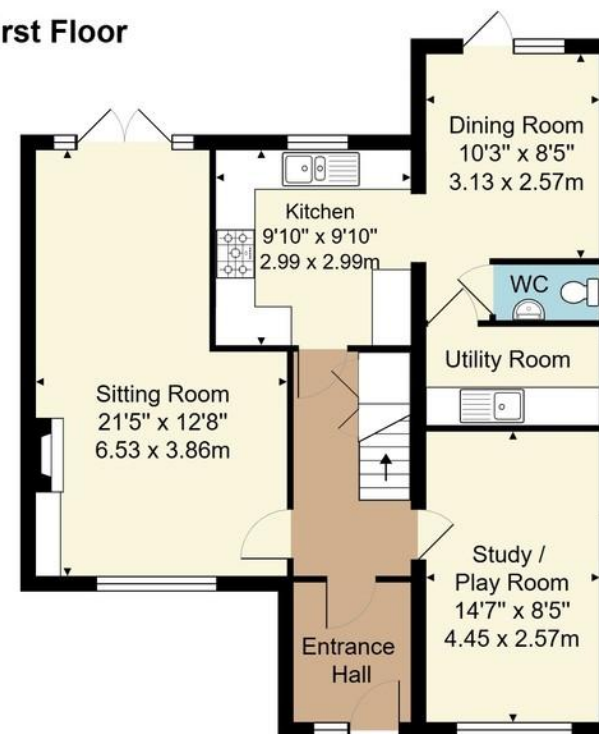
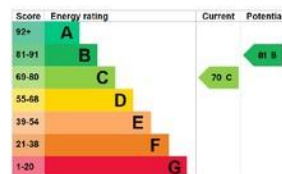
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor



Ground Floor

Approx. Gross Internal Area
1262 ft² ... 117.2 m²

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.