



MILL PLACE
TUNBRIDGE WELLS - £650,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

4 Mill Place

Ashurst, Tunbridge Wells, TN3 9TJ

Entrance Hall - Substantial Sitting Room With Part Vaulted Ceiling & Bi-Folding Doors - Generous Dining/Family Room With Fireplace & Log Burner - Kitchen/Breakfast Room Complete With Range Style Cooker - Utility/Shower Room - Rear Lobby/Dog Room - Ground Floor Bedroom Four - Inner Hallway With Stairs To First Floor - Three Further Well Proportioned Bedrooms & Family Bathroom - 0.32 Acre Plot - Twin Roomed Summerhouse - Workshop - Shed & Greenhouse - Ample Off Road Parking for Several Vehicles - Garage With Electric Up & Over Door - Oil Fired Central Heating - Double Glazing - Mains Drainage

Set within the small village of Ashurst with its 10th century parish church, village hall and local station is where you will find this four bedroom, semi detached home which has been considerably extended to the ground floor to provide two large living areas, an eat in kitchen and a downstairs bedroom, lobby and utility/shower. This arrangement provides an amazing space from which to entertain as well as the potential to create a separate annexe or workspace. Another feature of this property is 0.32 acre level plot with extensive lawned gardens leading out to the rear. There are several outbuildings including workshop and shed and a large twin roomed summerhouse. The property has plenty of parking as well as a garage. There is an oil fired central heating system and double glazing helps keep maintenance and fuel bills to a minimum. With this particular home being within the Kent side of the border with East Sussex and with Tunbridge Wells being approximately 5 miles distance you can enjoy a village life without being far away from a vibrant spa town centre and with this home offering so much versatility and potential we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Double glazed entrance door to:

ENTRANCE HALL:

Tiled floor, personal door to garage, door to:

INNER HALLWAY:

Covered radiator, central heating thermostat and stairs to first floor with cupboard beneath. Door to:

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with wood block worksurfaces. Enamel one and a half bowl single drainer sink unit with mixer tap. Rangemaster electric cooker with large filter hood above. Space for standing a large fridge/freezer. Integrated dishwasher.



Tiling adjacent to worktops, wood flooring, single radiator. Bay window to front and window to side. Door to:

FAMILY ROOM/DINING ROOM:

A large through room with the family area having a feature fireplace with a log burner set on a raised hearth. fitted bookshelves, two radiators with decorative covers, power points. Double glazed window to front. Bi-folding doors to:

SITTING ROOM:

A generous room with partially vaulted ceilings fitted with Velux style windows and exposed timber beams, wood flooring, two radiators with decorative covers, power points, TV point. Tri-folding double glazed doors and further double glazed French door with side window open to the rear garden.

UTILITY/SHOWER ROOM:

White low level wc, walk-in shower, fitted electric wall shower, deep white Butler style sink with mixer tap. Space for washing machine and tumble dryer and work surface above. Wall cupboards, tiled flooring, single radiator, ceiling downlights, extractor fan. Window to rear.

REAR LOBBY/DOG ROOM:

Wood flooring, single radiator, wall cupboards, coat hanging space. Double glazed French doors to rear garden.

BEDROOM 4:

Wood flooring, single radiator, power points. Window to rear.

FIRST FLOOR LANDING:

Window to rear, built-in cupboards with shelving, access to loft space with ladder, light and power.

BEDROOM 1:

Wood flooring, single radiator. Built-in wardrobe to one wall, further built-in cupboards and drawers. Window to front.

BEDROOM 2:

Wood flooring, single radiator, power points. Built-in wardrobes and over head cupboards. Window to front.

BEDROOM 3:

Wood flooring, single radiator. Built-in cupboard. Window to rear.

BATHROOM:

White suite comprises of a shower bath, plumbed in wall shower, hand spray and rainfall head, wash basin with mixer tap and cupboards beneath, low level wc. Tiling to walls and floor, chrome towel rail/radiator, ceiling downlights, extractor fan. Window to side.

OUTSIDE REAR:

A large paved terrace runs adjacent to the rear of the property and is partially covered to create a sheltered seating area with 6 person Hydrpool hot tub purchased in 2021. The garden is mainly laid to lawn with well stocked flower and shrub borders and is enclosed by fencing to provide privacy and security with a gate at the rear giving access to the Community Sports Field and surrounding countryside. Outbuildings include a large Summerhouse of timber construction sub divided to create two rooms with power and light. In addition to the summerhouse there is a shed, workshop with power and light and greenhouse.



OUTSIDE FRONT:

An enclosed front garden provides plenty of off road parking. Stream fed pond. Garage with electric up and over door, power points, lighting, 'Grant' oil fired central heating boiler, personal door to hallway.

SITUATION:

The property is located in a convenient position less than 0.25 of a mile from the railway station is Ashurst which has a service to London Bridge. Approximately 5 miles distance is the vibrant spa town of Royal Tunbridge Wells providing a comprehensive range of shopping, recreational and cultural facilities. Communication in the area with good with main line stations at Hildenborough, Tonbridge and Tunbridge Wells offering regular commuter services to London. There is an excellent choice of schools to include Holmewood House Prep School, Tonbridge School, the Judd School, the Skinners School at Tunbridge Wells and Sevenaoks School. There are also grammar schools in Tunbridge Wells and Tonbridge. Leisure activities in the area include access to the Community Sports field and Pavilion as well riding and walking in the surrounding countryside, golf at a number of courses in the vicinity, sailing and water sports at Bewl Water and on the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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, Electricity & Drainage
Heating - Oil Fired

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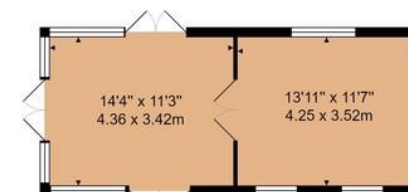
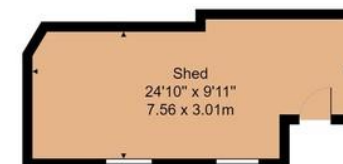
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Approx. Gross Internal Area:

- House 1710 sq. ft / 158.8 sq. m
- House (Incl. Garage) 1976 sq. ft / 183.6 sq. m
- Summer House 330 sq. ft / 30.7 sq. m
- Shed 236 sq. ft / 21.9 sq. m



Summer House



Ground Floor



First Floor

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.