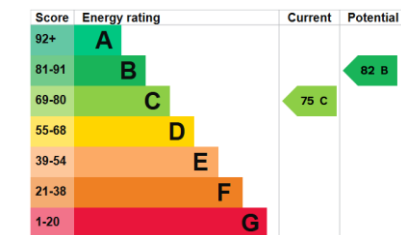




2 Richmond Terrace

House - Gross Internal Area : 167.8 sq.m (1806 sq.ft.)
Garage - Gross Internal Area : 15.8 sq.m (170 sq.ft.)

Approx. Garden Dimensions : 5.43m (17'9") x 5.27m (17'3")



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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2 Richmond Terrace, Shernfold Park

Frant, TN3 9DL

SUMNER PRIDHAM

A beautifully light and spacious town house in one of only 4 properties in the prestigious Shernfold Park on the edge of Frant village with superb surrounding countryside views, features include first floor reception room with balconies to fully appreciate the setting, immediate occupation available subject to contract.

Hall, spacious Inner Hall, Cloakroom, Reception/Dining Room, Kitchen, Study, first floor Living room, Principal Bedroom with Ensuite Shower room, 3 second floor Bedrooms, separate Shower Room, Gas Fired Central Heating, Double Glazed Windows, walled Courtyard Garden, Garage. Shared Garden with the 3 other houses to the front and use of Shernfold Park grounds.

Guide Price £750,000 Freehold *Chain Free*





Property Description

- ◆ Handsome town house being one of four properties in exclusive Shernfold Park.
- ◆ Private and peaceful location with far reaching Sussex countryside views from the upper floors.
- ◆ 10 minute walk to Frant across village green.
- ◆ Attractive Georgian style columned covered porch.
- ◆ Front door with brass door furniture and bevelled glass fanlight.
- ◆ Entrance hall with coved ceiling and multipaned door through to a spacious inner hall with corniced ceiling and staircase leading to the first floor.
- ◆ Cloakroom with modern suite and finished with quartz shelf and window sill.
- ◆ Good sized study with bow window to the front, shelved cupboard housing gas and electric meters and circuit breaker, built in bookshelf.
- ◆ Further walk in storage coat cupboard.
- ◆ Dining room with continuation of wooden floor from the hall, corniced ceiling recessed area with display/book shelving and French doors out to the walled garden.
- ◆ The kitchen is fitted with a range of granite worksurfaces, incorporating stainless steel sink and drainer plus window with outlook to garden, 5 ring gas hob unit, stainless steel splashback with stainless steel extractor, above Bosch electric double oven.
- ◆ Good range of Cupboards including matching wall mounted cabinets.
- ◆ Further appliances include dishwasher, fridge and freezer.
- ◆ Attractive first floor landing with fitted display shelving, panelled



- cupboards beneath and wide opening into a superb reception room with continuation of wooden floor and a matching pair of doors with balconies facilitating stunning view.
- ◆ The room features an ornamental detailed fireplace surround with cast iron inset and slate hearth plus corniced ceiling.
- ◆ Bedroom 1 with wooden flooring and wide double glazed window with attractive outlook over Shernfold Park grounds, walk-in heated linen cupboard with fitted slated shelves.
- ◆ Ensuite shower room with low level WC, upstand washbasin on a marble plinth with cupboards beneath, shower cubicle, tiled floor and walls, chrome towel rail and window.
- ◆ Beautifully light second floor landing with large skylight, double doors to boiler cupboard, with slated shelving, adjacent utility cupboard with washing machine and tumble dryer.
- ◆ Bedroom 2 enjoys views over Shernfold Park grounds.
- ◆ Bedroom 3 has beautiful Sussex countryside views and has fitted wardrobe cupboard with chest of drawers.
- ◆ Bedroom 4 with built in wardrobe cupboard and similar attractive Sussex countryside views.
- ◆ Shower room with large cubicle upstand washbasin on marble plinth, low level WC tiled floor and walls, window and chrome towel rail.

Outside

- ◆ One of the features of this property is its wonderful setting in Shernfold Park grounds, plus its beautiful views across the Sussex countryside.
- ◆ Double doors from the dining room lead out to a walled garden, decked for ease of maintenance with wrought iron gate giving access to the grounds.
- ◆ To the front of the townhouses there is an allocated parking space plus visitor parking and a garage which is in a block, second in from the right with an up and over door.
- ◆ There is an area of lawn to the front of the property for the enjoyment of the residents of the 4 Richmond Terrace properties.

Location

- ◆ Located in the prestigious Shernfold Park just a short 10 minute walk into the centre of the village, with its local store, two public houses, church, village hall with adjacent bowling green, and highly regarded Frant Primary School.
- ◆ The property is located 1.7 miles from the nearest rail station and just under 3 miles from Tunbridge Wells.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

