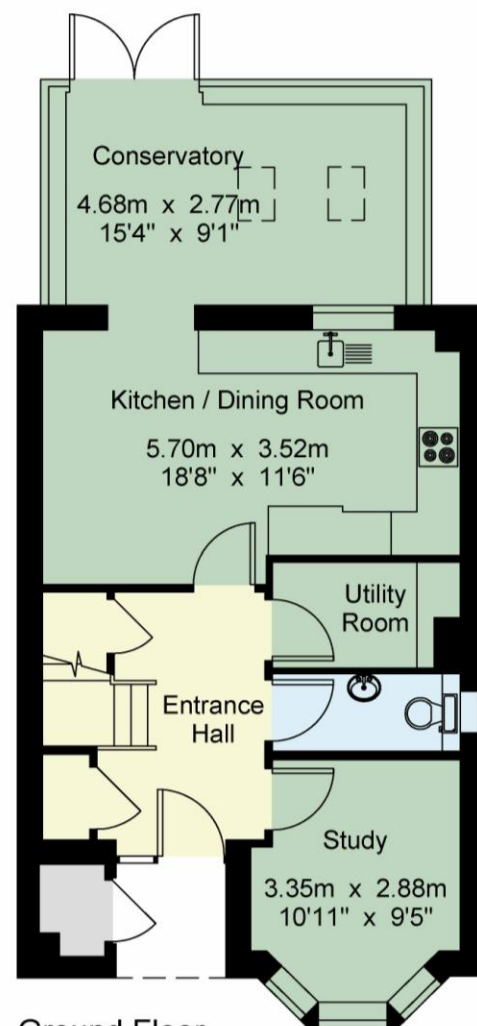
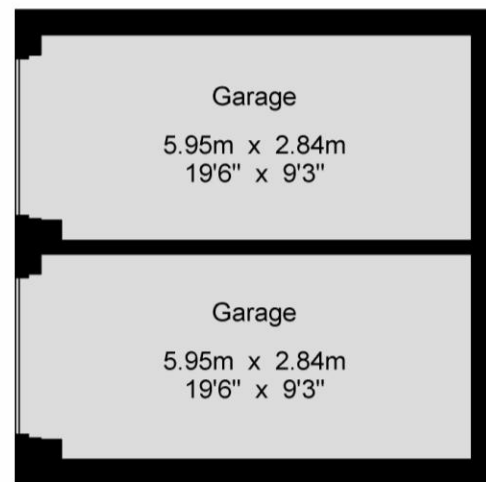
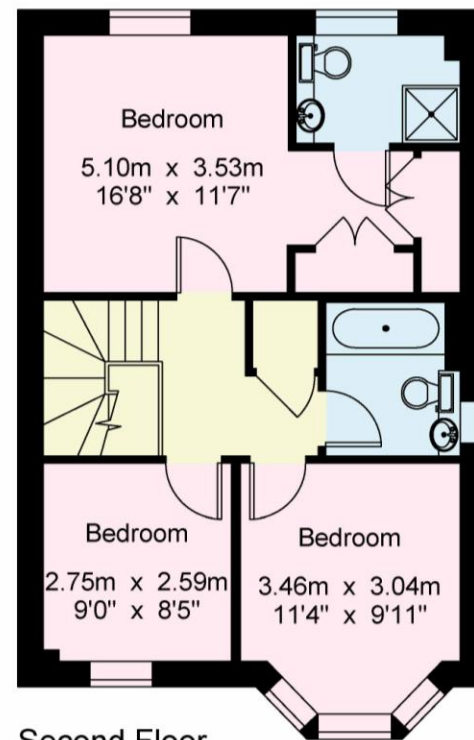




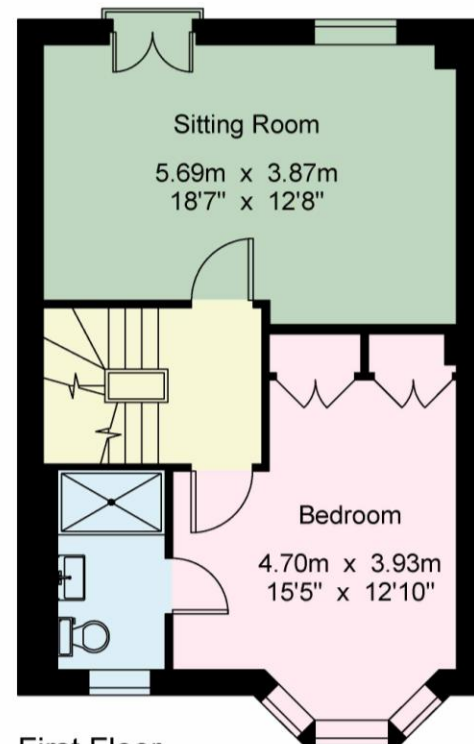
Ground Floor

16 Tetley Mews

House - Gross Internal Area : 164.2 sq.m (1767 sq.ft.)
Garage - Gross Internal Area : 34.9.4 sq.m (375 sq.ft.)



Second Floor



First Floor



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16 Tetley Mews, Willicombe Park

Tunbridge Wells, TN2 3GB

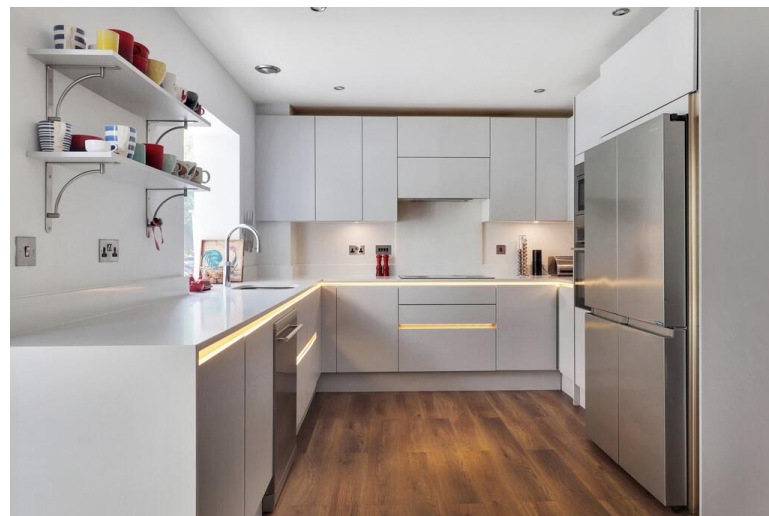
SUMNER PRIDHAM

A quiet yet conveniently located semi-detached family house offering well-presented accommodation arranged over 3 floors, remodelled and extended by the present owners. Corner plot away from traffic position and providing front, side and rear garden. Walking distance to St James Primary School, Dunorlan Park and easy access to both Tunbridge Wells and High Brooms stations.

Recessed Porch, useful outside Boot Store, spacious Hall, Kitchen/Dining Room (with underfloor heating), triple aspect Reception Room, Office, Utility Room, Cloakroom, first floor Sitting Room/Bedroom 5, 4 further Bedrooms, 2 ensuite Shower Rooms, family Bathroom, Gas Fired Central Heating, Double Glazed Windows, wrap around Garden, 2 Garages plus 2 off road Parking Spaces and Ohmi Car charger installed.

Guide price £775,000 Freehold





Property Description

- ◆ A spacious family house enjoying a quiet corner plot position.
- ◆ Walking distance (away from main road) to St James' Primary School.
- ◆ Thoughtfully designed family accommodation.
- ◆ Wraparound private garden.
- ◆ Recessed porch with useful outside boot store.
- ◆ Spacious hall with built in coat and shoe cupboard plus store cupboard, wooden flooring which features throughout the ground floor.
- ◆ Cloakroom with concealed cistern WC, washbasin and window.
- ◆ Office with bay window overlooking the front garden.
- ◆ Utility room with fitted worktops, plumbing for washing machine and dishwasher, coat hanging rail and shelving plus recently installed Worcester Gas Fired boiler providing central heating and domestic hot water.
- ◆ Spacious kitchen/dining room with underfloor heating and a wide arch and opening through to the triple aspect reception room.
- ◆ The kitchen is fitted with Quartz worksurfaces arranged over 3 walls including an induction hob with concealed extractor above, inset stainless steel sink, eye-level oven, microwave, space for a double size fridge, plumbing for dishwasher.
- ◆ Comprehensive range of cupboards and drawers plus matching wall mounted cupboards, ample space for a large dining room table and chairs.
- ◆ The triple aspect reception room has windows and French doors out to the garden.



- ◆ Staircase to first floor landing.
- ◆ The sitting room is quietly located at the back of the house with views over the garden.
- ◆ Double bedroom 1 features a bay window to the front and a pair of built in double wardrobe cupboards.
- ◆ Ensuite shower room with tiled floor, washbasin with cupboard beneath, concealed cistern WC, shower cubicle with drench and handheld showers and window to the front.
- ◆ Staircase to second floor landing, access to attic and airing cupboard with large hot water tank.
- ◆ Double bedroom 2 with window overlooking the rear garden and beyond and 2 built in double wardrobe cupboards.
- ◆ Ensuite shower room, WC with concealed cistern, washbasin with cupboard beneath, shower cubicle, towel rail and window.
- ◆ Two further bedrooms with open outlook to the front.
- ◆ Family bathroom, double end bath with shower attachment, concealed cistern WC, washbasin with cupboard beneath, towel rail and window.

Outside

- ◆ One of the features of the property is its quiet location in the corner of the cul-de-sac with a wraparound garden, arranged in 3 zones.
- ◆ French doors from the rear reception room give immediate access to a large, paved patio from here the side garden is laid to lawn with a mature specimen tree and part wall evergreen backdrop with a variety of mature shrubs and roses and enjoying a high degree of privacy.
- ◆ Large garden shed with power and light connected.
- ◆ Gate leads to the front garden enclosed by a wall and the properties own garage, arranged with a paved patio, flower border and leaving space for a large trampoline.
- ◆ Two garages with up and over doors and a driveway providing 2 parking spaces plus Ohmi car charger installed.

Location

- ◆ Tetley Mews is located a mile from the Victoria shopping centre and 1.4 miles from the mainline station and lower high street, plus the historic Pantiles is just under 2 miles distant.
- ◆ A gate from Willicombe Park gives access to a gravel path leading to St James Primary School.
- ◆ Dunorlan Park is also within easy walking distance.

Viewing

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

