

38 Stone Street, Tunbridge Wells





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Pretty period 4-bedroom house set on a private road with garden outbuilding

Accommodation Summary

- Detached house (built 1907) in town centre location
 - 4 double bedrooms
 - Living room
 - Kitchen/breakfast room
 - Dining room
 - Utility room/cloakroom
 - Bathroom
- Garden outbuilding/studio with tool shed
 - Beautifully landscaped garden
 - Private road



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This elegant period property with original features sits on its peaceful private road with St James' Church spire in the near distance.

A stone's throw from the vibrant Camden Road and within walking distance of the town centre, the sought-after St James Primary School and the mainline railway station, this home is perfectly placed for all your family needs.

The beauty of this home is immediately apparent as you approach with its double bay windows and part hung tiles.

A block brick terrace with a low stone wall to the front sets it back from the quiet road, its covered entrance door sat neatly to the side.

Stepping into the long hallway brightened by its period stained glass windows, there are two under stair cupboards, to keep the space clutter free, and doors running off it at all angles.

First on the right is the dining room which is flooded with light from its pretty bay window showcasing its period proportions. A stone fireplace with wood burning stove adds character and warmth to the room. It offers the perfect family dining space but given its size it could easily be used as a home office, family room or playroom for the children, depending on your needs.

Along the hallway on the left is the kitchen/breakfast room. An abundance of wooden cabinetry topped with wooden countertops wrap around the room providing storage and housing for appliances. There is an opening in the tiled chimney breast, a fitted cupboard housing the boiler, open wooden shelving and a part glazed door giving garden access. With plenty of room for a table and chairs for informal dining, it is a perfect family space.

Behind is the spacious living room, the dimensions of which offer a perfect spot in front of a second wood burning stove for cosy family evenings but also an additional area beside the French doors that can lie open extending the living space into the garden in the summer months.

To the rear side is a useful utility room with guest cloakroom facilities and a door which leads into the garden.

Returning to the hallway and climbing the stairs to the first floor there are four double bedrooms all generously sized with large windows. The principal bedroom at the front benefits from a beautiful bay window, fitted wardrobes and an in room shower cubicle.

The bathroom has a shower over the bath and windows drawing in lots of natural light.

Outside the garden is beautifully landscaped and wonderfully low maintenance with a large block brick terrace next to the house, a pond with a waterfall feature, and raised brick enclosed stocked flower beds. An area at the rear has mature shrubs, plants and trees and a curved pathway that leads to the wooden shed at the rear, that has electricity. It is enclosed on all sides making it a safe sanctuary for children and pets and there is gated street access too.

With a large garden outbuilding with electricity and lighting that could easily be redesignated as a home office/studio, a tool shed and the wooden shed at the rear of the garden, there is plenty of storage.

This house gives you a fantastic opportunity to modernise it to suit your own taste and needs to create the perfect home for a young family. A must see!





Dining Room: front aspect bay window with part stained glass, fireplace with stone mantelpiece and surround, wood burning stove, wooden flooring, radiator.

Kitchen/Breakfast Room: side aspect part opaque windows, side aspect part opaque glazed door, tiled flooring, tiled splashback, fitted open wooden shelves, opening in chimney breast, radiator. The kitchen has plenty of wooden countertops, and a good selection of wooden eye and base level units, pull out wicker baskets, pull out bin, fitted cupboard housing the boiler with shelving above. There is space for a range oven, space and plumbing for a dishwasher, space for a fridge/freezer, sink with mixer tap and drainer, room for a table and chairs.

Living Room: rear aspect French doors and double glazed windows with shutters, fireplace with wood burning stove and slate hearth, fitted alcove low level cupboard, wooden flooring, radiators.

Utility/Cloakroom: side aspect part opaque glazed door, fitted wall shelves, stacking space and plumbing for appliances, pedestal wash hand basin, low level WC, part tiled walls, radiator.

Bathroom: side aspect opaque double glazed windows, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin and mixer tap over and cupboard under, low level WC, heated towel rail, tiled walls and flooring.



Bedroom 1: front aspect bay window with part stained glass, fitted wardrobes with cupboards over, shelves, hanging rails, shower cubicle with wall mounted shower attachment, heated towel rail, wooden flooring, radiator.

Bedroom 2: rear aspect double glazed windows with shutters, wooden effect flooring, radiator.

Bedroom 3: side aspect window, fitted cupboard with shelving, airing cupboard housing the water tank with shelving and cupboard above, wooden effect flooring, radiator.

Bedroom 4: side aspect window, wooden effect flooring, radiator.

Garden Studio/Tool Shed: side aspect doors, side and rear aspect windows, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

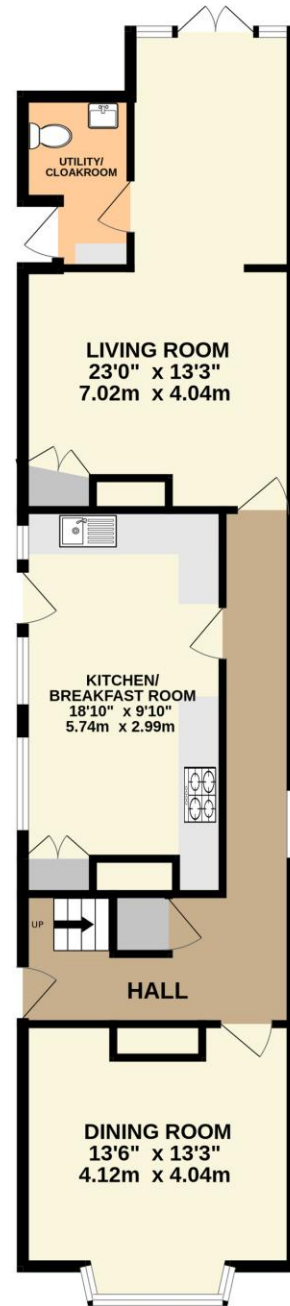
Service charge for private road: £20.00 PCM

Council tax: Band E (£2,979.23)

EPC: D (57)



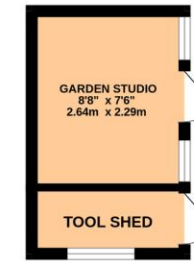
GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



ENTRANCE FLOOR
89 sq.ft. (8.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING STUDIO & SHED 135 SQ.M / 1,450 SQ.FT

TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA INFORMATION: Tunbridge Wells

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Grosvenor & Hilbert and Dunorlan Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



