



## ST PETERS HOUSE




Chafford Lane, Fordcombe, Tunbridge Wells, Kent





# A MOST ATTRACTIVE CONTEMPORARY PROPERTY

This wonderful detached family home offers beautifully presented accommodation as well as delightful gardens with a superb outdoor entertaining space and double garage, set in a convenient location close to amenities and nearby Tunbridge Wells.

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Local Authority: Sevenoaks District Council  
Council Tax band: G  
Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Tunbridge Wells 4.6 miles (London Bridge from 44 minutes). Tonbridge 7 miles (London Bridge from 32 minutes). Hildenborough 7 miles (London Bridge from 32 minutes).

Postcode: TN3 0SH    what3words: ///ambushed.apes.sneezing





## ON THE GROUND FLOOR

St Peters House is a wonderful detached modern property which offers spacious and well-proportioned family accommodation, beautifully presented throughout. To the front, the open plan living room is a particular feature and forms the heart of the home. The room benefits from a part vaulted ceiling with rooflight, an attractive contemporary wood burner in one corner and a children's play area. Double doors lead through to the dining room which has the kitchen off to one side and a double aspect sitting room off to the other side. The beautifully appointed kitchen includes a range of fitted units with integrated appliances, a Range cooker and a central island with breakfast bar. To the rear there is a further reception room, currently used as a family/games room. The sitting room and family/games room both have French doors opening out to the terrace and gardens. A useful ground floor shower room completes the accommodation on this level.









## ON THE FIRST FLOOR

Stairs lead up to an attractive mezzanine landing with a sitting area overlooking the living room below. The double aspect principal bedroom is located at one end of the landing and benefits from an en suite bathroom and walk-in dressing room.

The second bedroom is also double aspect, located at the opposite end of the landing, and has a fitted wardrobe as well as an en suite shower room. There are three further bedrooms, all with fitted wardrobes and windows to the side, and a well appointed family bathroom.







## DELIGHTFUL GARDENS AND GROUNDS

The house is approached over a gravel driveway leading to the detached double garage and parking area. Steps lead down to an attractive paved terrace, partially enclosed by a curved wall. There is also a raised decked walkway and platform.

To the rear, the delightful landscaped gardens are laid to lawn, interspersed with feature trees, shrubs and plant beds. A paved walkway leads to a fantastic covered outdoor kitchen area creating a perfect space for al fresco dining and entertaining.

Steps lead down to a further lawned area which includes an ornamental pond, a boules court, a small orchard area with fruit trees and a herb garden. The gardens are hedged on all sides providing a high degree of privacy.







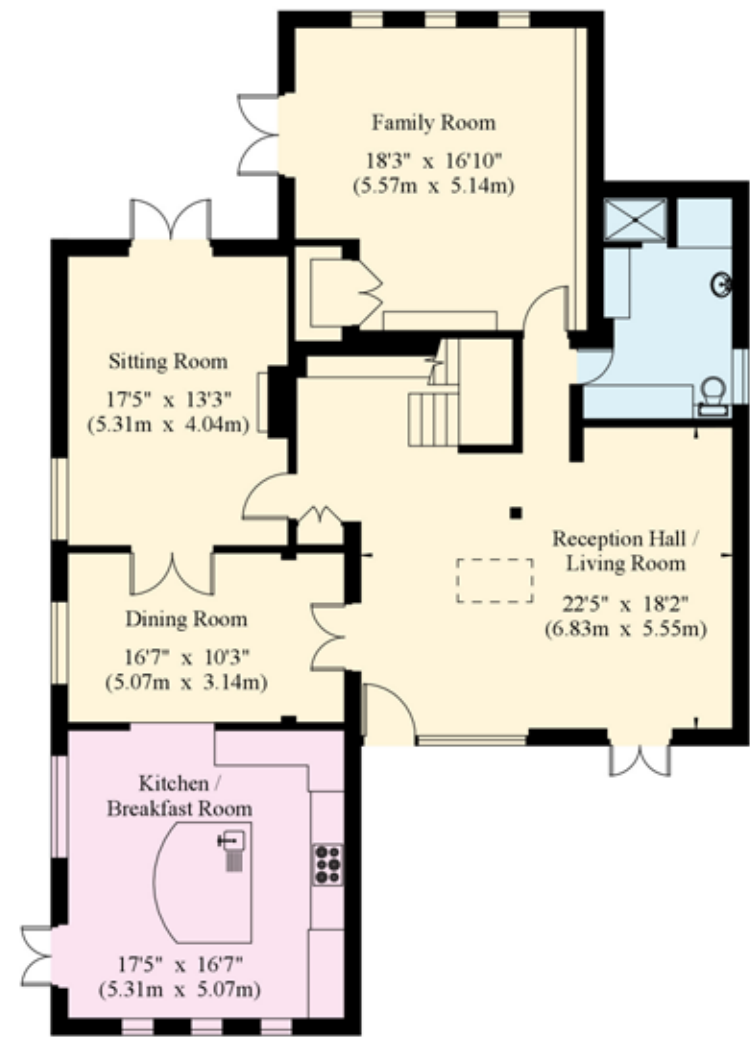
## POPULAR VILLAGE LOCATION, CLOSE TO TUNBRIDGE WELLS

The property is situated in the popular village of Fordcombe which offers a traditional pub, church, primary school, village hall and cricket club. Nearby Tonbridge and Tunbridge Wells town centres both offer a comprehensive range of shopping, leisure and recreational facilities as well as mainline stations serving London Charing Cross, Cannon Street and London Bridge. Similar services are available from Hildenborough and Sevenoaks stations.

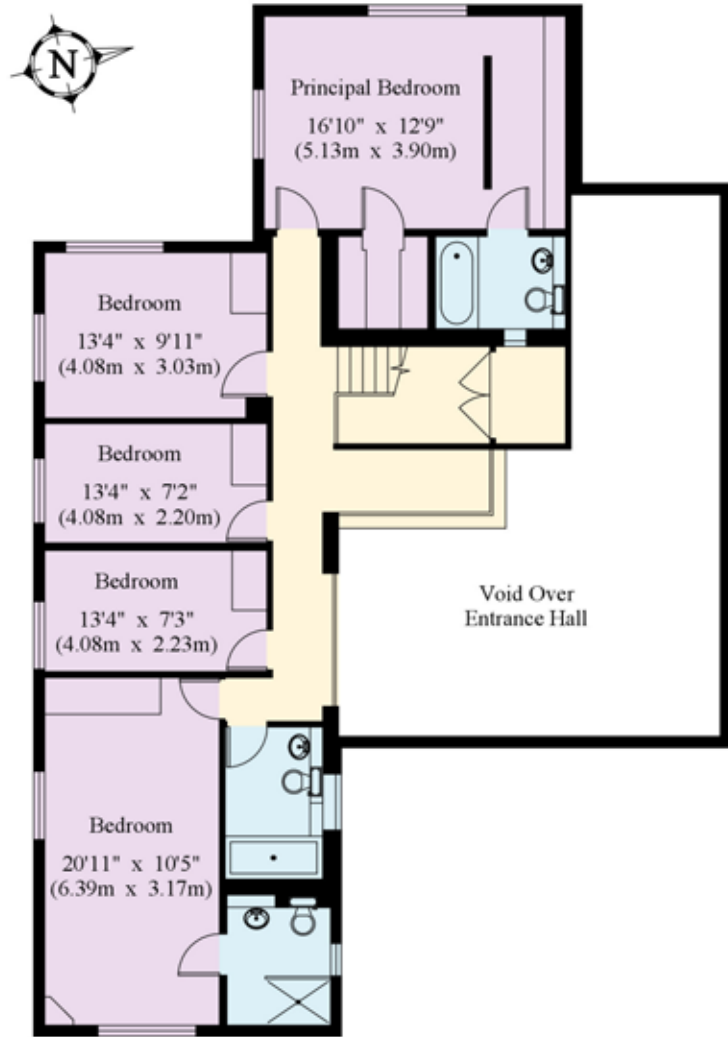
There is an excellent choice of schools in the area in both the state and private sectors including Holmewood House Preparatory School at Langton Green, The Skinners' School, Rose Hill and The Mead School in Tunbridge Wells, Tonbridge School and The Judd School at Tonbridge, Sevenoaks School and grammar schools (girls and boys) in Tunbridge Wells and Tonbridge.



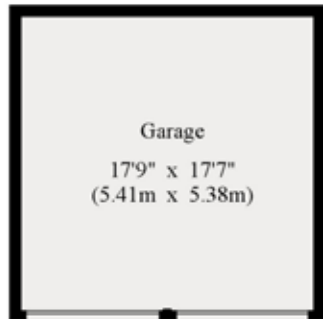




Ground Floor



First Floor



Approximate Gross Internal Area =  
House: 276.9 sq m / 2980 sq ft. Garage: 29.1 sq m / 313 sq ft.  
TOTAL: 306.0 sq m / 3293 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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