



WARREN RIDGE

FRANT, TUNBRIDGE WELLS - £495,000



WOOD & PILCHER

38 Warren Ridge

Frant, Tunbridge Wells, TN3 9EE

Entrance Hallway - Cloakroom - Snug - Kitchen - Principal Lounge/Dining Area - Conservatory - First Floor Landing - Two Double Bedrooms Both With En Suites - Front Garden - Gravelled Driveway With Off Road Parking For Two Vehicles - Rear Garden With Outstanding Views Over Countryside & Woodland

Located in the popular village of Frant, a two bedroom terraced home with a unique setting offering lovely gardens and outstanding views of the surrounding countryside. Not only well presented but well configured, as currently arranged the property enjoys a ground floor wc, a spacious and open plan kitchen/snug area with steps down (and a feature window onto) to the lower level principal lounge and dining area. Beyond this, a well constructed conservatory has been added to the rear to take full advantage of the aforementioned views - and to the first floor - the property enjoys two extended double bedrooms each with en suite facilities. Externally the house offers generous off road parking to front in the form of a gravelled drive with a good sized garden to the rear set principally to lawn and again boasting some of the most impressive views this agent has seen in a local property.

An early viewing is recommended to appreciate both the peaceful location and all the advantages the property has to offer.

Access is via a partially glazed double glazed door with an inset opaque leaded glass style panel which leads to:

ENTRANCE HALLWAY:

Engineered bamboo flooring, radiator, stairs to the first floor, inset spotlights to the ceiling, fitted coat hooks. Door to small understairs cupboard. Door leading to:

CLOAKROOM:

Wall mounted wash hand basin with tiled splashback, low level wc, tiled floor, wall mounted radiator, extractor fan. Areas of sloping ceiling, inset LED spotlights to the ceiling. Electrical meter, consumer unit and gas meter etc.

SNUG AREA:

Engineered bamboo flooring, radiator, feature inset cast iron solid fuel burner with a stone hearth and wooden mantle over, various media points. Fitted shelves to one side of the chimney breast. Further areas of fitted book shelves. An attractive feature opening looking into the principal lounge area and with views beyond. Good space for lounge furniture. Decorative arch to:



KITCHEN:

Fitted with a range of contemporary wall and base units and a complementary woodblock work surface. Integrated double electric oven, inset four ring gas hob with metro tiled splashback and extractor hood over. Inset one and a half bowl ceramic sink with mixer tap over. Space for washing machine, dishwasher and fridge. Engineered bamboo flooring, feature recess (formerly fireplace) with shelf over. Wall mounted 'Worcester' boiler, wall mounted radiator and wall mounted thermostatic control. Leaded double glazed windows to the front. Steps leading down to:

PRINCIPAL LOUNGE/DINING AREA:

Engineered wooden flooring, good space for lounge furniture as well as table and chairs. Radiator, various media points. Double glazed windows with a fitted Roman blind looking into a conservatory and further sliding double glazed doors leading to the conservatory. Textured ceiling.

CONSERVATORY:

Principally of a rendered brick and double glazed panel construction with areas of fitted Roman blinds and with excellent space for further lounge furniture, wood effect flooring. The wall of double glazed panels are positioned to take full advantage of the beautiful views to the rear of the property. Double glazed French doors lead to the rear gardens.

FIRST FLOOR LANDING:

Recently installed carpet, leaded double glazed windows to the front with fitted roller blind, areas of recessed LED spotlights, loft access hatch. Doors leading to:

BEDROOM:

Recently installed carpet, good space for double bed and associated bedroom furniture. Fitted wardrobe/airing cupboard with inset radiator and areas of shelving and further areas of coat hooks. Decorative arch leading to further bedroom area with fitted carpet, radiator, under eaves storage access, double glazed windows taking full advantage of the beautiful views with fitted Roman blind. Door leading to:

EN SUITE BATHROOM:

Fitted with a panelled bath with mixer tap and shower attachment, low level wc, bidet, pedestal wash hand basin with tiled splashback and fitted shelf over. Tiled floor, part tiled walls, wall mounted towel radiator, inset spotlights to the ceiling. Opaque leaded double glazed window to the front.

BEDROOM:

Painted wooden floors, excellent space for a double bed and associated bedroom furniture. Decorative arch leading to a further bedroom area again with painted wooden floors, with space for various items of furniture and double glazed windows to the rear affording excellent views over countryside with fitted Roman blind. Door to:

EN SUITE SHOWER ROOM:

Fitted with a walk in shower cubicle with fitted glass screen and single head shower, low level wc, pedestal wash hand basin with tiled splashback. Tiled floor, wall mounted towel radiator, extractor fan, inset spotlights to the ceiling. Leaded double glazed window to the front with fitted roller blind.



OUTSIDE FRONT:

The property has a recently fitted path leading from the front door to the pavement area and has a combination of retaining low level hedging and picket fencing. External tap, small flower bed to the front of the property with a combination of shrubs. Otherwise the garden is set to a gravelled drive with generous parking for two vehicles in a tandem style.

OUTSIDE REAR:

A raised patio area to the immediate rear of the property with space for table, chairs and entertaining. Steps leading down to a tiered garden. The garden is principally set to lawn with a combination of retaining shrubbery and recently installed retaining fencing. The property has a detached shed to the rear and the garden affords beautiful views of adjacent countryside and woodland - an absolutely central feature of this most impressive property.

SITUATION:

The property is centrally located in Frant village. The village offers a well regarded primary school, a railway station at nearby Bells Yew Green (just under 2 miles away), a general village store, two popular village pubs and good access to open areas of Wealden countryside. More comprehensive shopping facilities are available in Tunbridge Wells which is approximately four miles distant. Tunbridge Wells offers the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. It also has two main line stations offering fast and frequent services to both London termini and Hastings on the south coast. In general the East Sussex/Kent area is well served with good schooling, both state and independent for children of all ages. Tunbridge Wells has a host of recreational facilities, local parks, two theatres and is rightly renowned for its architecture and for The Pantiles. The larger village of Wadhurst is approximately three miles away with further main line railway station and a fuller mix of independent retailers, two supermarkets and both primary and secondary schools.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE: Purchasers should be aware that there is an indemnity insurance in place to cover breaches of covenants that exists on this property.

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 obtained. 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



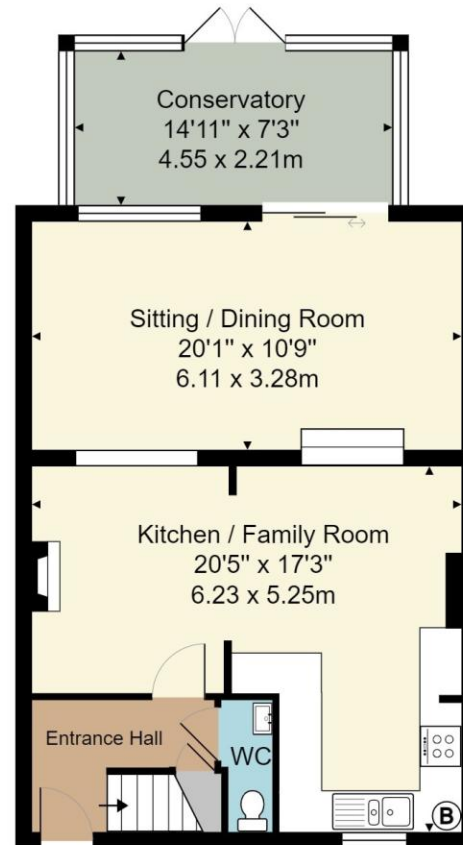
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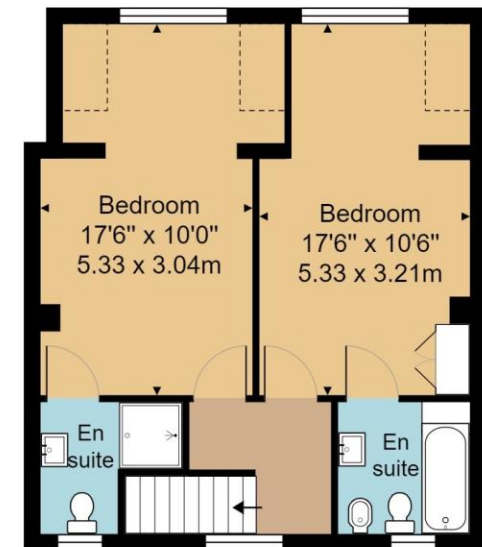
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B6 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1201 ft² ... 111.6 m²

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.