



RUSSETTS CHAFFORD LANE
FORDCOMBE, TUNBRIDGE WELLS - GUIDE PRICE £800,000 - £850,000



Russetts

Chafford Lane, Fordcombe, Tunbridge Wells,
TN3 0SP

**Entrance Hallway - Open Plan Lounge/Dining/Kitchen
With Dual Aspect Cast Iron Wood Burner And Sliding
Doors To Rear Garden - Utility Room - Bedroom - Family
Bathroom - First Floor Landing - Two Further Bedrooms,
One With En Suite Shower Room - Lower Ground Floor
Bedroom Suite Including A Bathroom - Driveway Providing
Off Road Parking For Several Vehicles - Rear Garden With
Fitted BBQ, Fire Pit & Hot Tub - No Onward Chain**

Located on a semi rural lane pleasingly close to the village of Fordcombe and within striking distance of nearby Tunbridge Wells - a most impressive and individually designed, detached family home. A glance at the attached photographs and floorplan will give an indication as to the individuality and the flexibility of this property but of particular interest to any viewers should be the open plan nature of the principal ground floor area with a feature dual aspect cast iron wood burner, generous lounge areas and an impressive contemporary kitchen with utility room. The open plan area opens directly onto the enclosed rear gardens, as well as a front facing terrace. There is one bedroom to the ground floor with further bathroom, two bedrooms (of which one is a particularly good size) to the first floor of which one enjoys an en suite facility with a most impressive bedroom suite on the lower ground floor - open plan and with a number of stylish architectural and design features. There is also excellent potential to sub let or Airbnb this room if appropriate. The property enjoys generous parking and the aforementioned enclosed rear gardens with external dining and cooking areas.

Access is via a feature front door with three inset double glazed panels and three further double glazed panels to the side leading to:

ENTRANCE HALLWAY:

Area of fitted coir matting, step up to the main hall way area with good areas of exposed white washed pine floorboards, stairs to the first floor, inset spotlights to the ceiling, feature radiator. Stairs returning down to the lower ground floor.





OPEN PLAN LOUNGE/DINING/KITCHEN AREAS:

Lounge Area: Good areas of exposed white washed pine floorboards, radiator, good space for lounge furniture and for entertaining. Sliding double glazed patio doors to the front leading to a Balcony (with feature tiled floor and a retaining steel and glass balustrade) and areas of hessian style wall covering. Double glazed window to the side and various media points. Dual aspect cast iron wood burner inset to a chimney. There are walkways to either side leading to a central lounge area. This opens onto the rear of the same cast iron wood burner on the other side with further excellent space for lounge furniture and for entertaining. Areas of white washed pine floorboards, radiator, inset spotlights to the ceiling.

Dining Area: Of an impressive contemporary style with feature tiling, inset spotlights to the ceiling. Space for a large dining table and associated furniture, radiator. A bank of contemporary double glazed sliding doors to the rear. This is open to:

Kitchen Area: Fitted with a range of 'Shaker' style contemporary wall and base units with a complementary Quartz work surface. Inset one and a half bowl stainless steel sink with mixer tap over and further Quooker boiling water tap. Integrated fridge and freezer. Inset 'Neff' induction hob with tiled splashback and extractor hood over, integrated 'Neff' electric oven and microwave combination oven. Island with integrated 'Neff' dishwasher. Breakfast bar for three people, inset spotlights to the ceiling.

Partially glazed door to:

UTILITY ROOM:

Areas of wall and base units with a complementary wood block surface. Inset single bowl ceramic sink with mixer tap over. Space for washing machine, tumble dryer and fridge/freezer. Wall mounted oil boiler. Wood effect flooring, radiator, partially glazed double glazed door to the side with dog flap.

BEDROOM:

Carpeted, radiator, double glazed windows to the front affording views towards Chafford Park with fitted Roman blinds. Double glazed windows to the side with fitted roller blinds. Space for large bed and associated bedroom furniture and further good space for a bank of wardrobes, inset spotlights to the ceiling.

FAMILY BATHROOM:

Fitted with an open shower cubicle with feature recess, feature tiling, single head and inset spotlight, steps up to a panelled bath with mixer tap over, low level wc, twin wash hand basins each with mixer tap over and storage below. Feature tiled floor, a combination of tiled and wooden panelled walls. Opaque double glazed window to the side with fitted blind, wall mounted heated towel rail, electric shaver point, inset spotlights to the ceiling, extractor fan.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Carpeted, radiator, double glazed windows to the rear with a fitted Roman blind. This opens two ways. Door to a storage cupboard with areas of fitted shelving and further areas of coat rails. Door leading to:

BEDROOM:

Of an especially good size and extended to the front with attractive rural views via a Velux window. Space for one or two beds and excellent space for bedroom furniture and for desk etc. Further generous play area with the aforementioned views and areas of sloping ceiling. Loft access hatch. Door leading to the adjacent bedroom. Areas of floating glass shelving. Double glazed window to the rear with fitted Roman blind.

BEDROOM:

Carpeted, radiator. Door to cupboard with areas of fitted coats rails and further areas of storage. Fitted bed frame with steps up to a higher level and with lower level bed space or storage below. Lower bedroom area with good storage space. Areas of fitted bookshelves. Door leading to the adjacent bedroom. Double glazed windows to the rear with fitted Roman blinds. Door leading to:

EN SUITE SHOWER ROOM:

Shower cubicle with single shower head, low level wc, wall mounted wash hand basin with mixer tap over and storage below. Feature tiling, extractor fan, wall mounted electric shaver point. Opaque double glazed window to the rear.

Stairs from entrance hall lead to:

LOWER GROUND FLOOR:

Lobby area with micro cement floor, door to storage area with areas of fitted shelving. Door leading to:

BEDROOM SUITE:

Micro cement floor, sliding frosted door to a low level wc. Further bar area with wine cooler and storage below and feature polished copper surface. Free standing roll top bath with mixer tap over and feature lit recess above. Two wash hand basins with mixer taps over and storage below. A bank of four small opaque double glazed windows to the side. Crittal style glass screen separating the sleeping area. Areas of fitted cupboards. Space for a large bed and associated bedroom furniture. Sliding double glazed patio doors to the front.



OUTSIDE REAR:

Areas of low maintenance wooden boarded floors to the immediate rear of the property. Retaining feature wooden fencing and further low maintenance wooden boarded walkways along the side to a further large low maintenance area at the rear of the garden. A paved path returning to a side gate and in turn the front of the property. External tap, external bin store. The garden is principally set to lawn providing a family play area. At the rear of the garden is a covered further boarded area with a fitted BBQ and further eating and serving space. Recessed fire pit with seating around. Canadian Spa hot tub.

OUTSIDE FRONT:

The drive is approached by a small area of shared driveway to the front and spurs off to provide generous parking for several vehicles. Electric vehicle charging point. Steps leading to the front door and further steps leading to a side gate and the rear garden. Areas of retaining hedging and a further area for wood storage as well as a screened oil tank.

SITUATION:

Russetts is located on Chafford Lane, a peaceful road running a way from the centre of Fordcombe village. Fordcombe itself is highly regarded and enjoys a popular village pub and village hall and an equally well regarded primary school. It offers immediate access to open areas of Wealden countryside and good access to the larger spa town of Tunbridge Wells which is a little over 3 miles distant and has a far wider range of social, retail and educational facilities to include a number of sports and social clubs, two theatres, a wide range of both corporate and independent shops and restaurants and a good number of popular schools at primary, secondary, grammar and independent levels. It also has two main line railway stations offering fast and frequent services to both London termini and the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211





Lower Ground Floor



Ground Floor



First Floor

Approx. Gross Internal Area 2563 ft² ... 238.1 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	70 C
39-54	E		
21-38	F		
1-20	G		

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.

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 contained. 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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