

= Reduced headroom

Southfield Road, TN4

Approximate Gross Internal Area = 176.6 sq m / 1901 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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15 Southfield Road

Tunbridge Wells, TN4 9UH

SUMNER PRIDHAM

A substantial and attractive 5-bedroom period house with spacious family accommodation arranged over 3 floors with large well-proportioned rooms and a good-sized south facing garden all within walking distance to the schools (including Grammar).

Canopied Covered Porch, Hall, Sitting/Dining Room, Kitchen/Breakfast Room, 5 Bedrooms, Bathroom, Shower Room, Gas Fired Central Heating, Front and Rear Gardens.

Guide price £850,000 - £875,000 Freehold



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

15 Southfield Road, Tunbridge Wells, Kent, TN4 9UH



integrated washing machine, Neff dishwasher, Neff 4 ring gas hob with Stoves double oven beneath and Stoves extractor above (externally vented), space and plumbing for American style fridge.

- ♦ Staircase leads to first floor landing with a continuation of the staircase leading to the second floor.
- ♦ Double bedroom 1 is a spacious room with a square bay to the front, wooden flooring, picture rail and moulded comiced ceiling.
- ♦ Bedroom 2 with exposed wooden floorboards and period cast iron fireplace with tiled inset and hearth.
- ♦ Bedroom 3/Office is an ideal room to work from with views up the south facing garden, period fireplace with cast iron surround and picture rail.
- ♦ Shower room with tiled floor and walls, shower cubicle, wash basin, mirror, and light above, low level WC, towel rail and sash window to the side.
- ♦ Staircase leads to the second-floor landing with sky light giving natural light into communal area.
- ♦ Semi vaulted ceiling bathroom comprising panelled bath with shower attachment and screen, air extractor and part tiled surround, pedestal wash basin feature exposed brick chimney breast, low level WC, heated towel rail, 2 Velux windows and eaves cupboard.
- ♦ Bedroom 5 views from the window over gardens and towards the park.
- ♦ Bedroom 4 spacious room with wide dormer to the front and a pretty fireplace.

Outside

- ♦ One of the features of the property are its good-sized south facing garden approximately 84 feet in depth with a paved patio adjacent to the house and then leading out to a good-sized lawn with flower beds either side and fenced boundaries, there is a feature weeping silver birch, raised flower bed and garden shed.
- ♦ There is a gate in the rear fencing giving access to Southfield Road and Beltring Road and also up to St John's Road.

Location

Ideally located for families within walking distance to all the main schools including Grammars, St John's and St Augustine's Primary Schools. There is a park close by with tennis courts, children's play area and open ground. The property is easily accessible to good local shops and cafes and within a mile of the main Victoria Place Shopping centre and 1.1 miles from the mainline station.

Viewing

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

Property Description

- ♦ A spacious 5-bedroom town house providing ideal family accommodation with its large well-proportioned rooms and conveniently located to schools and a local park.
- ♦ Many of the features of the period remain including the large well-proportioned rooms with tall ceilings moulded cornicing, fireplaces and attractive tile hung square bays.
- ♦ South facing well established lawned garden approximately 84 feet in depth.
- ♦ Good sized kitchen/breakfast room with doors out to the garden (planning permission has been granted to increase the size of the kitchen/breakfast room).
- ♦ Wrought iron gate and black and red tiled path leads to a canopied recessed porch with attractive tiled flooring.
- ♦ Substantial front door into an impressive hall with period staircase spanning 3 floors and includes period arch with plaster brackets and a moulded corniced ceiling.
- ♦ The hall includes attractive panelling to the staircase plus a useful cloaks recess.
- ♦ Pair of beautifully proportioned reception rooms enjoying a dual aspect incorporating a square bay to the front with period casement windows and French doors out to the rear garden, moulded cornice ceiling with picture rail and a substantial marble fireplace surround and overmantel fitted with a wood burning stove, shelving in recesses either side.
- ♦ The kitchen breakfast room enjoys a dual aspect with views up the garden and French doors leading out.
- ♦ The kitchen is fitted with a good range of granite worksurfaces including a peninsula breakfast bar, comprehensive range of cupboards and drawers beneath and matching wall mounted cupboards above,

