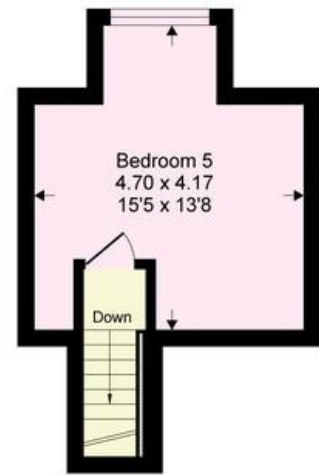
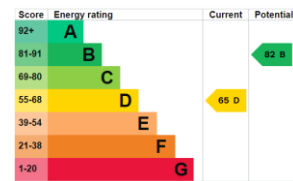
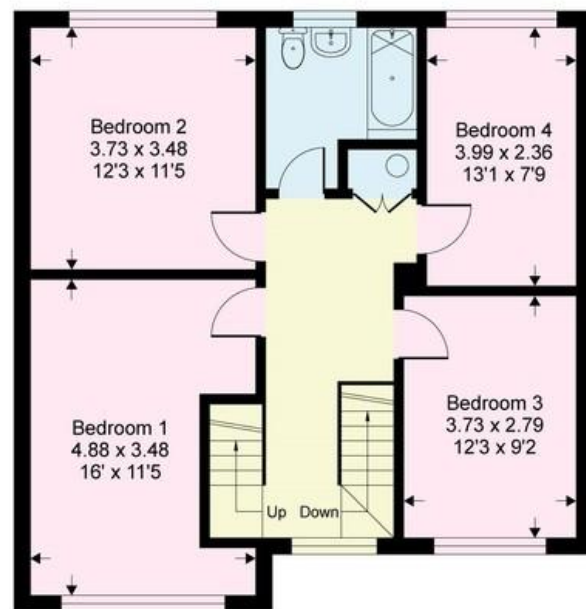


Farmcombe Road, TN2
Approximate Gross Internal Area = 184 sq m / 1978 sq ft



Second Floor



First Floor



Ground Floor

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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61 Farmcombe Road

Tunbridge Wells, TN2 5DQ



A spacious detached character house significantly improved and extended to incorporate a fabulous kitchen/living room with access out to one of the larger gardens in the road, the well-designed ground floor accommodation also includes a separate sitting room, study/office, cloak/shower room, and a utility room. The house is within minutes' walk of Claremont School Primary School and beyond to the central station.

Hall with Cloaks Cupboard, Cloak/Shower Room, Study/Office, Sitting Room, Kitchen/Living Room, Utility Room, 4 Double Bedrooms, Bathroom, Attic Room/Bedroom 5, Multiple Off-Road Parking to the front, Side Access to Large well stocked Garden.

Guide price £985,000 Freehold Please see advisory note at the end of the property description.



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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.



Property Description

- ◆ A superb, detached character house in the sought after Farmcombe Road located close to Claremont Primary School and set in a large garden.
- ◆ Significantly improved and extended accommodation boasting oak flooring, with underfloor heating in the kitchen living room, which has direct access out to the large garden.
- ◆ The thoughtfully remodelled accommodation caters for hybrid home working with a study/office and a separate sitting room to the front.
- ◆ Another improvement to the ground floor is a cloak/shower room as well as the first floor bathroom.
- ◆ In short, an excellent family house set elevated to the road within easy walking distance to key local amenities.
- ◆ Composite part glazed front door with tall window to side giving light to the hall, immediately to the right is the office/study with window to the front.
- ◆ Inner hall attracts light from the first floor landing window and benefits from a built in good sized cloaks cupboard.
- ◆ Sitting room also with window to the front, features an open and working fireplace with stone hearth and surround, part glazed double doors to a superb kitchen/living room designed as a 3 zoned room with sitting and dining areas plus the kitchen preparation area.
- ◆ 4 large windows face the rear garden, the 2 inner windows slide to reveal a large opening.
- ◆ Matching French doors give access to a large, paved patio.
- ◆ The kitchen is fitted with granite work surfaces arranged over 2 walls plus a peninsula breakfast bar, attractive wooden painted cupboards include a pantry, pull out saucepan drawers, cupboards with pull out trays, integrated dishwasher, and space for a fridge/freezer, inset 1 and ½ sink beneath window overlooking rear garden.



- ◆ Utility room with separate range of cupboards, one housing gas fired boiler providing heating and domestic hot water, plumbing and space for washing machine and tumble dryer, window, and fully glazed door to outside.
- ◆ Access from the hall to a cloak/shower room with low level WC and towel radiator and separate shower cubicle.
- ◆ Staircase from the hall leads to a spacious first floor landing with a window to the front providing natural light.
- ◆ Airing Cupboard housing insulated hot water tank and staircase to second floor.
- ◆ There are 4 double bedrooms 2 to the front and 2 to the rear with attractive views over the garden.
- ◆ Bathroom comprising low level WC, pedestal washbasin, panelled bath with shower attachment, and chrome towel rail.
- ◆ The staircase from the landing leads to an attic room/bedroom 5 with dormer window facing over the rear garden and useful eaves storage cupboards.

Outside

- ◆ One of the features of the property is its large well stocked garden, french doors from the kitchen/living room give access to a good sized paved patio with a dwarf wall and steps leading up to the main area of garden which is laid to lawn and arranged in 2 parts with a variety of mature flowering shrubs and attractive cherry tree the bottom of the garden, here there are 2 garden sheds and compost area. Lockable gate out to a tarmac leading to the primary school.
- ◆ Access gate (lockable) to the front garden and drive with multiple parking spaces plus an area of garden providing an attractive setting.
- ◆ Integral lockable store to the front righthand side of the house.

Location

- ◆ A highly sought after location due to its proximity to the popular Claremont Primary School and close to the Grove and village area of the town.
- ◆ The Station (0.6 miles), High Street (0.5 miles) and Pantiles (0.7 miles) are all within easy walking distance.

Practicalities

- ◆ 61 Farmcombe Road is a substantially built detached house built in the 1950's and in recent years has been significantly improved and extended, benefits from double glazed windows throughout, gas fired central heating and spacious family accommodation throughout including a large kitchen/living room.

Important note:

- ◆ **The property has had the government promoted insulation foam installed in the roof space. Recent advice on this practice has changed and building society surveyors are advising lenders accordingly which may create limitations if you wish to purchase with a mortgage.**

Viewing

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

