



ST. PETERS ROW
FORDCOMBE, TUNBRIDGE WELLS - £650,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

7 St. Peters Row

Fordcombe, Tunbridge Wells, TN3 0SG

Entrance Hall - Downstairs Cloakroom - Generous Sitting Room With Fireplace & Log Burner - Oak Framed Dining/Garden Room - Re-Fitted Kitchen/Breakfast Room With Appliances - First Floor Landing - Four Well Proportioned Bedrooms - Bathroom - Rear Garden With Outbuilding/Workshop & Home Office/Studio - Off Road Parking For Up To Four Vehicles - Gas Fired Central Heating - Double Glazing - Sought After Village Location

This extremely spacious Sussex styled home is set within a small cul-de-sac close to the centre of the sought after village of Fordcombe. The property offers a wide range of appealing features including a comfortable sitting room with its bespoke cabinets and display shelving and fireplace with log burner. Double doors lead into the oak framed dining or garden room which overlooks the garden as well as double doors leading into the large kitchen/breakfast room which has been re-fitted with an extensive range of units and appliances. At first floor there are four well proportioned bedrooms and a large bathroom complete with bath and a separate shower cubicle. Externally the good sized rear garden is not directly overlooked from the rear and has both storage shed/workshop as well as a purpose built outbuilding which could be utilised as a studio/office etc. Parking for several vehicles is available on the shingle driveway. With Fordcombe being such a sought after village with its local pub and school, together with the attractive appearance and spacious accommodation of this particular home we have no hesitation in recommending interested applicants view without delay.

The accommodation comprises. Composite stable door to:

ENTRANCE HALL:

Coved ceiling, wood strip flooring, coat hanging space, window to front, radiator with decorative cover, panelled walls to dado rail height.

DOWNSTAIRS CLOAKROOM:

White low level WC, corner wall mounted wash hand basin. Half height panelled walls to dado rail height, tiled floor, concealed wall mounted 'Worcester' gas fired boiler, single radiator, extractor fan. Window to side.

SITTING ROOM:

Coved ceiling, picture wall lighting, radiator. Range of bespoke built-in cabinets and display shelving to one wall, Feature fireplace with oak bressummer beam, cast iron log burner set on a raised stone hearth. Two windows to front and one window to rear. Double multi-paned doors to:



DINING/GARDEN ROOM:

Oak framed with exposed timbers, engineered oak flooring, wall lighting, single radiator, power point. Windows to rear and French doors leading to the garden.

KITCHEN/BREAKFAST ROOM:

Fitted with a comprehensive range of wall and base units with quartz worktops and upstands. The bespoke panelled inframe units include an 'AEG' electric oven with plate warmer, combination microwave, 'AEG' coffee machine, five burner gas hob with filter hood above, deep white Butler style sink with mixer tap and integrated dishwasher. There is space for a washing machine and space and plumbing for a large fridge/freezer. Other features include hidden waste bins and under cupboard lighting. A peninsular breakfast bar with display cupboard beneath, fitted book shelving, ceiling downlighting, understairs storage cupboard with light, Amtico wood effect flooring, coved ceiling. Window to side and double glazed French doors to garden and further multi-paned double doors with side panels to the sitting room.

Stairs from entrance hall to a first floor SPLIT LEVEL LANDING:

Access to loft space.

BEDROOM:

Two windows to front, single radiator, USB sockets. Two fitted bedside drawer units and wall shelving. Range of fitted wardrobes and locker cupboards to one wall concealing the hot water cylinder with shelving.

BEDROOM:

Window to rear, single radiator, picture rail, power points. Cast iron fireplace.

BEDROOM:

Window to front, single radiator, power points.

BEDROOM:

Window to rear, single radiator, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer taps and hand shower spray, pedestal wash hand basin, low level WC, large shower cubicle with plumbed in shower with rainfall head and hand spray. Tiling to floor and surrounds, chrome towel rail and radiator, ceiling downlights, shaver point and light, extractor fan. Window to rear.

OUTSIDE REAR:

Paved patio. Pergola with outside lighting leading to garden being mainly laid to lawn with flower and shrub borders, outside tap and power. Paved path leads down to a timber shed/workshop with power and light. Home office/studio/store which is partially double glazed and fitted with power and light.

OUTSIDE FRONT:

Shingled driveway provides off road parking for up to four vehicles. Brick pathway leads to the entrance, flower and shrub beds, beech hedge to front, side gate giving access to rear.



SITUATION:

Fordcombe is a small village in the beautiful Weald of Kent and is approximately within 5 miles from Royal Tunbridge Wells with its main line station and approximately 3.5 miles distance you will find the local station of Ashurst which has a service running to London Bridge. Alternatively Hildenborough Station is approximately 7 miles distance with a fast service to London in approximately 40 minutes. Fordcombe village has a popular primary school, public house and new village hall, whilst wider amenities are available at Royal Tunbridge Wells including the Royal Victoria Place shopping mall as well as many independent stores, boutiques and restaurants in the historic High Street and Pantiles. There are a host of secondary schools both state and independent. Recreational facilities in the area include several gold courses, cricket and tennis clubs as well as access to the surrounding countryside and Bew Water reservoir offering a fantastic range of outdoor pursuits.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Services: Mains Water, Gas, Electricity & Drainage

Heating: Gas Central Heating

Rights and Easements - There is a right of way across the rear of the property to give access to numbers 8 and 9 St. Peters Row for maintenance to the rear of their properties.

AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is a partner of Wood & Pilcher.

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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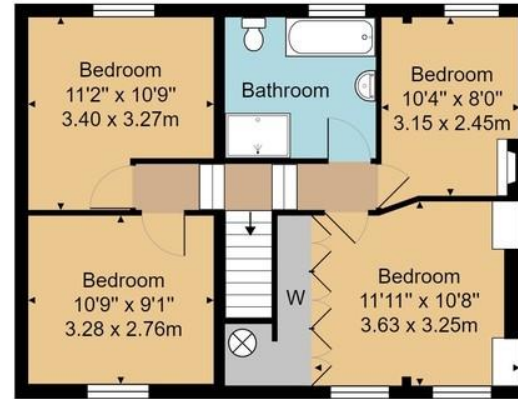
23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

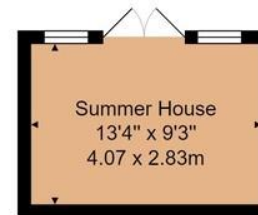
Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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First Floor



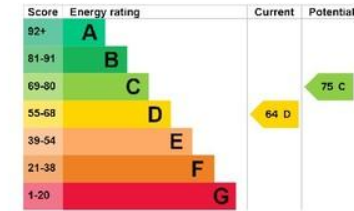
Summer House
13'4" x 9'3"
4.07 x 2.83m



Ground Floor

House Approx. Gross Internal
1333 sq. ft / 123.9 sq. m

Summer House Approx. Internal Area
124 sq. ft / 11.5 sq. m



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.