

WARREN RIDGE

FRANT - £625,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

2 Warren Ridge

Tunbridge Wells, TN3 9EF

Entrance Porch - Entrance Hallway - Kitchen - Cloakroom - Rear Lobby - Lounge With Sliding Doors To Conservatory - Dining Room - Family Room - First Floor Landing - 3 Bedrooms - Family Bathroom - Front Garden With Excellent Parking For 3/4 Vehicles - Electric Car Charging Point - Detached Garage/Study - Rear Garden With Outstanding Rural Views Across Adjacent Countryside - Solar Panels

Located in the popular village of Frant and designed to take full advantage of beautiful views to the rear across farm and woodland, a three bedroom semi detached property with further detached garage and study, offering excellent potential for further development and refurbishment, subject to the necessary permissions being obtainable. Of note is the excellent plot size reflected in both front and rear gardens as well as generous private off road parking. As currently arranged the property enjoys separate lounge and dining rooms with a good sized conservatory running off of the principal lounge. There are three bedrooms (all on the first floor) and a further first floor family bathroom. The property also benefits from having solar panels. Properties of this style and of this location have traditionally generated high interest and to this end we would encourage all interested parties to make an immediate appointment to view.

ENTRANCE PORCH:

Accessed via sliding door. Sliding double glazed porch doors to the front, areas of tiling to the floor and areas of painted brickwork alongside a feature double glazed front door with inset part opaque leaded double glazed panels.

ENTRANCE HALLWAY:

Amtico LVT flooring with underfloor heating, radiator, stairs to the first floor. Door to understairs cupboard. Double glazed window to the front. Doors leading to:

KITCHEN:

Fitted with a range of wall, base and drawer units and a complementary work surface. Spaces for freestanding electric oven and dishwasher, inset one and a half bowl stainless steel sink with mixer tap, part tiling to walls, downlights. Amtico LVT flooring with underfloor heating. Double glazed window to the front with fitted blind. This is open to:

DINING ROOM:

A lovely addition to the kitchen with Amtico LVT flooring with underfloor heating, double glazed window to side and front, radiator, part panelling to walls, downlights, built in store cupboard housing plumbing for washing machine, shelving above and wall mounted gas central heating boiler.



CLOAKROOM:

Fitted with a low level wc, corner wash hand basin, underfloor heating with vinyl flooring, part tiled walls. Opaque double glazed window to the front.

REAR LOBBY:

Tiled floor, areas of wooden panelling and further areas of double glazed windows affording views of beautiful nearby countryside. Partially glazed door with inset double glazed panel leading to the rear garden.

LOUNGE:

Carpeted, radiator, excellent space for good sized lounge furniture and for entertaining various media points. Sliding double glazed doors to:

CONSERVATORY:

Carpeted, principally of a double glazed panel construction with fitted roller blinds and affording views across the recently installed patio and garden towards beautiful open countryside beyond.

FAMILY ROOM:

Carpeted, radiator, feature recess (formerly fireplace), good space for table, chairs and entertaining. Areas of fitted bookshelves, textured ceiling and cornicing. Double glazed panels affording further views of open countryside.

FIRST FLOOR LANDING:

Carpeted, radiator, Georgian style double glazed windows to the front with fitted Roman blind.

Doors leading to:**BEDROOM:**

Carpeted, double glazed windows to the rear affording views of countryside. Door to a fitted wardrobe.

FAMILY BATHROOM:

Fitted with a panelled bath with taps over, fitted glass shower screen, further single head shower over, low level wc, wall mounted wash hand basin with mixer tap over and storage below. Tiled floor, tiled walls, radiator, Opaque Georgian style double glazed windows to the front with fitted blind.

BEDROOM:

Carpeted, radiator, excellent space for bed and associated bedroom furniture. Double glazed French doors leading to a Juliet balcony affording excellent views of neighbouring countryside and woodland.

BEDROOM:

Carpeted, radiator, good space for bed and associated bedroom furniture. Two cupboards, one with areas of fitted shelving and the other with small areas of coat rails and further areas of fitted coat hooks. Georgian style double glazed windows to the front with fitted Roman blind.

OUTSIDE FRONT:

Of a particularly good size with a combination of retaining brick walls and hedging. Principally set to lawn with generous borders adjacent to a path leading to the front porch. There are steps leading up to the lawn, a further deep shrub bed to the immediate front of the property, wall mounted two electric car chargers and excellent off road parking for four vehicles. There is a detached garage and a gate leading to the rear garden.



OUTSIDE REAR:

There is a recently installed, paved terrace to the immediate rear of the property with excellent space for garden furniture and for entertaining. A raised rose bed immediately adjacent to the rear of the property and a gate returning to the front garden. Retaining wooden fencing. The garden is principally laid to lawn with a path leading to the rear, an area of low maintenance stone chipping to the very rear of the property. The property also benefits from having solar panels. A major feature of the garden, of course, are the outstanding rural views across adjacent farm and woodland. There is a partially glazed door leading to the garage with up and over door, areas of fitted shelving and good space for a small workshop area etc. Door leading to:

HOME STUDY/OFFICE:

Carpeted, wall mounted electric radiator, double glazed windows to the rear with fitted curtains enjoying the aforementioned views, inset LED spotlights to the ceiling.

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

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



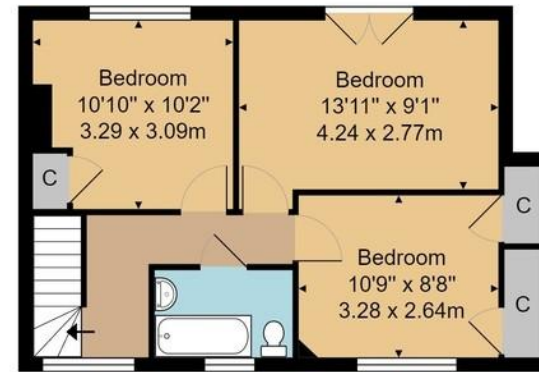
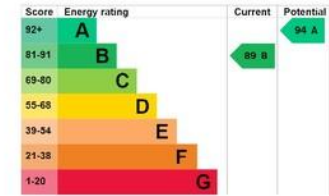
23 High Street, Tunbridge Wells,
Kent, TN11 1UT

Tel: 01892 511211

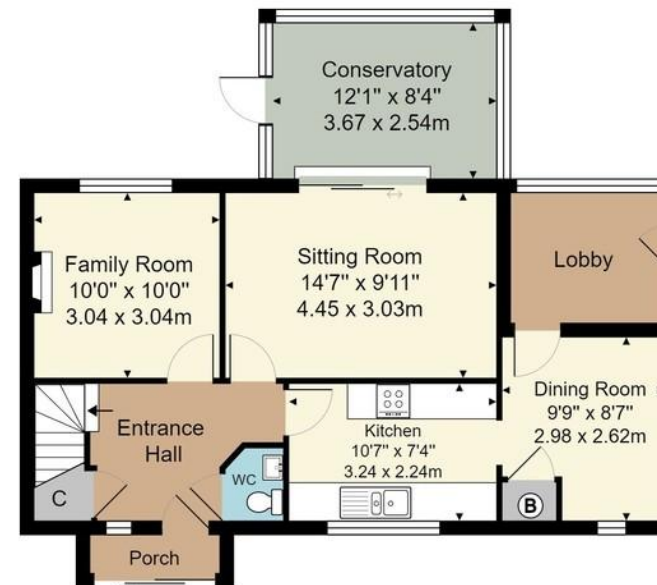
Email: tunbridgewells@woodandpilcher.co.uk

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

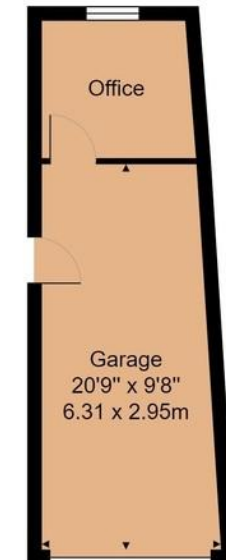
www.woodandpilcher.co.uk



First Floor



Ground Floor



Outbuilding

House Approx. Gross Internal Area 1207 sq. ft / 112.1 sq. m

Outbuilding Approx. Internal Area 249 sq. ft / 23.1 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.