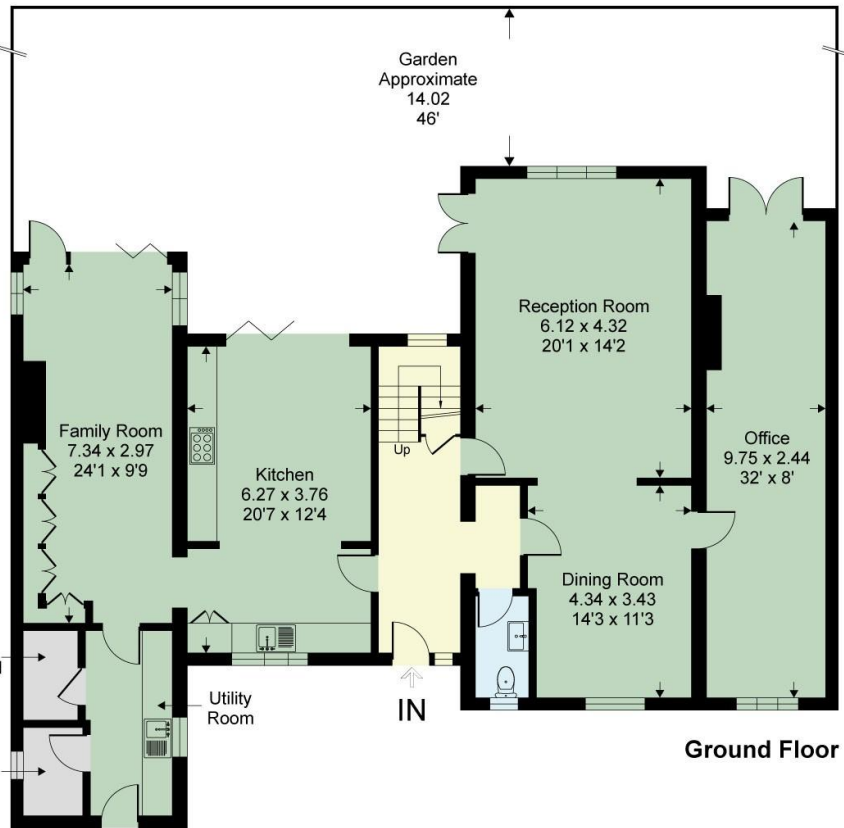
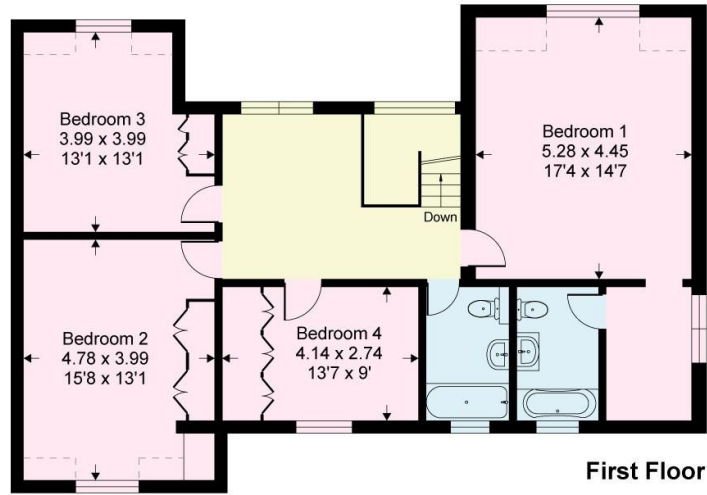


= Reduced headroom

## Lime Close, TN3

Approximate Gross Internal Area = 247 sq m / 2659 sq ft  
 Approximate Garage Internal Area = 12 sq m / 124 sq ft  
 Approximate Total Internal Area = 259 sq m / 2783 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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## Verridge, 3 Lime Close

Frant, Tunbridge Wells, TN3 9DP



A significantly improved and extended 2659 sq. ft detached house located in a small cul-de-sac in the centre of Frant village, with its easy access to Tunbridge Wells and mainline stations. The spacious and flexible accommodation includes a large separate office plus potential for an integral annexe. A private and sunny garden with access from all main rooms.

Covered Porch, Hall, Cloakroom, Sitting/Dining Room, Large Office, Kitchen/Breakfast Room, Playroom, Utility room, Wet Room Shower, Spacious Landing, 4 Bedrooms, Ensuite Dressing Room and Bathroom, Family Bathroom, Gas Fired Central Heating, double Glazed Windows, Integral Storeroom, Front and Rear Gardens with side access, Garage, 4 Car Drive.

**Guide price £1,200,000 Freehold**



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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

- ◆ An attractive detached family house in a quiet cul-de-sac position in the centre of the sought after Frant village with its excellent Primary School and easy access to Tunbridge Wells.
- ◆ All the main ground floor rooms including the office, sitting room, kitchen and playroom have access out to the large, paved patio and children friendly garden.
- ◆ Verridge is nestled behind a well-established screen of shrubs, trees and includes a four car drive.
- ◆ Beautifully light and spacious accommodation is presented in excellent order throughout.
- ◆ Large and attractive columned covered porch with composite front door.
- ◆ Wooden flooring to an inviting hall complemented by pine internal doors, attractive staircase with large window on the half landing and useful recessed coat hanging area.
- ◆ Dual aspect sitting/dining room plus french doors leading out to the paved patio and garden, continuation of the wooden flooring and handsome stone fireplace surround to a working fireplace.
- ◆ Superb office/reception room featuring 4 Velux light wells plus a dual aspect view to the front and French doors lead out to the garden, feature expose chimney breast and wooden flooring.
- ◆ Cloakroom off the hall, washbasin with vanity cupboard beneath and auxiliary coat hanging rail, low level WC and window to the front.
- ◆ Spacious and light kitchen/breakfast room with dual aspect including bi-fold doors leading out to the patio and garden, painted wooden kitchen cabinets with granite worksurfaces, include double doors to a pantry cupboard, stainless steel sink to the front with a wide window above, integrated dishwasher tile floor and wide opening to playroom.



- ◆ Playroom with bi-fold doors leading out to the paved patio and garden and illuminated panelled display shelves with useful cupboards beneath, fireplace with gas fired log burner (not tested) and attractive wooden flooring.
- ◆ Utility room with useful range of worksurfaces, one and a half stainless steel sink and drainer with window above, plumbing for washing machine and space for tumble dryer.
- ◆ Walk-in drying cupboard also housing Worcester Bosch Gas Fired Boiler and hot water tank, fitted shelving.
- ◆ Walk-in wet room shower with tiled walls and floor, air extractor and chrome towel radiator.
- ◆ Door to useful storeroom with window, door to side and up and over door to the front, housing consumer unit.
- ◆ Attractive staircase with galleried landing with tall window providing natural light to the hall and to a feature large open area which is an attractive addition to the house, potentially as an office area or play area for young children.
- ◆ Main bedroom is fitted with attractive shutters overlooking the rear garden, ensuite dressing room with fitted open wardrobes and shelving, window to side, ensuite bathroom comprising panelled bath, window, washbasin with vanity unit, low level WC, panelled walls, chrome towel rail.
- ◆ Bedrooms 2 and 3 are good sized double bedrooms with built in wardrobes and fitted shelves.
- ◆ Bedroom 4 also has built in wardrobes and fitted shelves plus window to front.
- ◆ Family bathroom comprising panelled bath wash basin low level WC window to front and fitted towel rail.

### Outside

- ◆ **Front:** Verridge enjoys a quiet and mature setting nestled behind established shrubs with paved paths to the front door and usefully has 4 off road parking spaces. Side access leads to a
- ◆ **Rear** Garden enjoys the afternoon sun and features a large, paved patio which can be accessed by all the principal ground floor rooms ideal for families or parties in the season.
- ◆ The garden is children friendly, laid to lawn with a play area at the bottom and a number of attractive mature shrubs and also notable cherry tree.
- ◆ Outside lights and power points.

### Location

- ◆ Ideally located being near to the top of a small cul-de-sac in the centre of Frant village with its local shop, George Public House, and Church.
- ◆ Surrounded by beautiful countryside with walks and easily accessible to Tunbridge Wells, with its shops, restaurants, and mainline station 2.2 miles away.
- ◆ Frant Primary School is within a short walk, as is 'The Green'

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
018925 16615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

