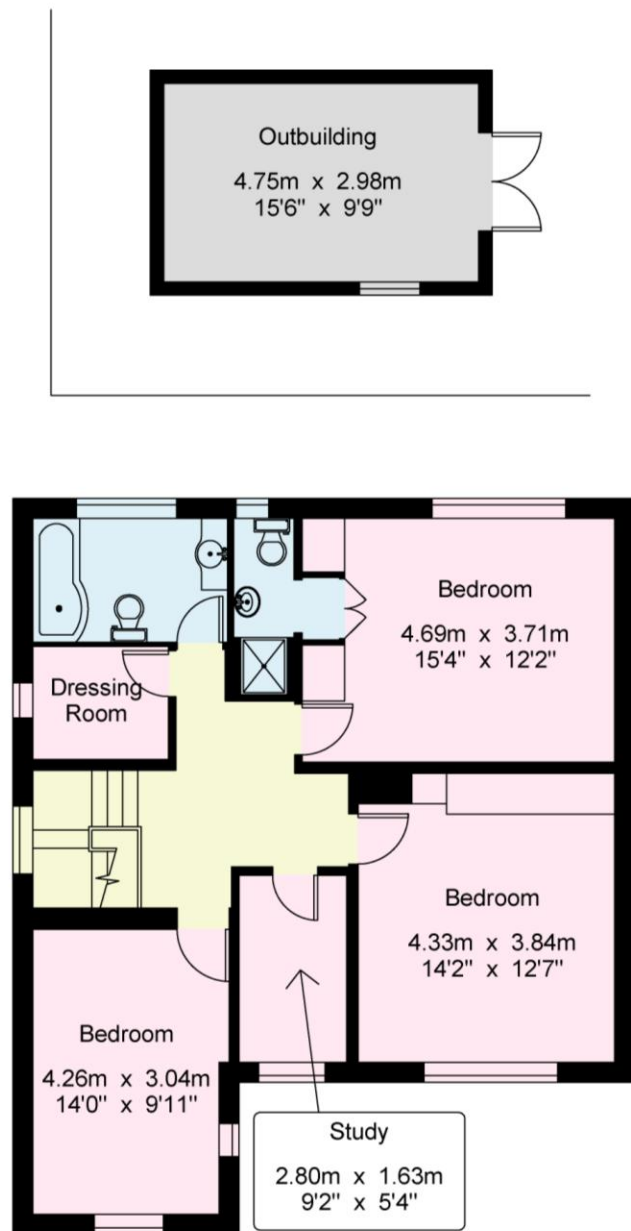


Ground Floor



First Floor



14 Yew Tree Road

Southborough, TN4 0BA

SUMNER PRIDHAM

A significantly remodelled and extended detached character house featuring a substantial (8.65 metre) 3-zone kitchen with attractive Crittall style doors out to a large southerly facing garden backing on to Skinners playing fields. Ideal for families being located close to multiple schools.

Hall, Cloakroom, 3-Zone Kitchen (comprising Kitchen, Sitting, Dining Room) Utility Room, Office, Reception Room, Principal Bedroom with Ensuite Shower Room, 2 further Double Bedrooms, Dressing Room, Bathroom, Large Attic with accommodation potential subject to consents, Gas fired Central Heating, Double Glazed Windows, Large Outbuilding/Home Office potential, Multiple Off Road Parking, Large Rear Garden.

£1,175,000 Freehold

14 Yew Tree Road

House - Gross Internal Area : 196.3 sq.m (2112 sq.ft.)
 Outbuilding - Gross Internal Area : 14.1 sq.m (151 sq.ft.)



For Identification Purposes Only.

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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 excellent detached character family house considerably improved by the current owners and set in large established gardens.
- ◆ Ideal location for Primary and Secondary Schools including the Grammars.
- ◆ Significantly improved property combining proportions and features of the period with a light and spacious 3-zone kitchen.
- ◆ Front door leads into a large welcoming hall with original wood block herringbone floor.
- ◆ Understairs storage cupboard housing gas and electric meters and the circuit breaker.
- ◆ Cloakroom with low level WC, pedestal washbasin, tiled floor and walls plus window.
- ◆ The wood block flooring continues into a reception room (currently being used as a bedroom), attractive fireplace surround with granite hearth, enjoys a dual aspect outlook including a large paned window to the front.
- ◆ There are 2 entrances into the kitchen via stylish glazed doors the room is bathed in natural light from 2 large skylights and 3 pairs of Crittall style doors leading out to the generous southerly facing garden.
- ◆ The wood Herringbone floor continues into the kitchen which has been carefully chosen to compliment the room with beautiful Quartz surfaces including a 1.37 wide x 2.75 long Island unit including induction hob with concealed extractor.
- ◆ The island unit includes a breakfast bar and useful range of deep saucepan and cutlery drawers.



- ◆ Matching cupboards include pantry cupboards either side of a pair of Neff eye-level ovens, integrated Bosch dishwasher.
- ◆ There is ample space within the room for a large table and chairs plus a spacious recess for soft seating and TV.
- ◆ Utility room with matching Quartz surfaces to the kitchen and arranged to accommodate stacked washing machine and tumble dryer and includes a deep butler sink plus door to the outside.
- ◆ Staircase from the spacious hall leads to the first floor with access to a large attic considered to have potential for further accommodation subject to the usual consents.
- ◆ Principal bedroom has a wide window with views over the rear garden, with a beautiful tree backdrop and beyond to the Skinners playing field.
- ◆ Fitted wardrobes, plus door giving access to an ensuite shower room with separate cubicle, low level WC, pedestal washbasin, chrome towel rail and window.
- ◆ Double bedroom 2 is a spacious bedroom with a bank of wardrobes providing excellent storage.
- ◆ Double bedroom 3 enjoys a dual aspect to the front and sides.
- ◆ Bathroom fitted with a shower end bath with separate shower above and screen, low level WC, washbasin with cupboard beneath from here there are also attractive views over the garden.
- ◆ Dressing Room with window and fitted with hanging rail and chest of drawers storage.

Outside

- ◆ **Front:** the property benefits from having multiple off road parking and side access.
- ◆ **Rear:** the rear garden is another excellent feature of the property with access from the kitchen leading to a full width southerly facing patio and beyond to a large well established garden with many mature flowering shrubs and trees.
- ◆ Hidden from the garden is a large timber built outbuilding which could easily be converted to a home office if required.
- ◆ A considerable bonus is a gate providing access to Skinners playing fields/Southfields Park for the enjoyment of the residents whilst there are no children's activities.

Location

- ◆ Convenient location near to the top of Yew Tree Road giving access to St Johns, St Augustine's and Southborough Primary Schools and within walking distance of all the main Secondary Schools, including the Grammars.

Viewing

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

