



Ibbett Mosely

22 Quarry Rise, Tonbridge, Kent, TN9 2PQ
Offers In The Region Of £875,000



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AN INDIVIDUAL MODERN FIVE BEDROOM DETACHED HOUSE RECENTLY REDESIGNED TO A HIGH SPECIFICATION OCCUPYING A COMMANDING POSITION IN THIS ESTABLISHED AND SOUGHT AFTER CRESCENT WITHIN HALF A MILE OF THE MAIN LINE STATION AND A SHORT DISTANCE FROM ALL THE MAIN PRIVATE, GRAMMAR AND STATE SCHOOLS

AN INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE THE DECEPTIVELY SPACIOUS AND WELL APPOINTED FAMILY ACCOMMODATION

- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- THREE FURTHER DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- FAMILY BATHROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN WITH FAMILY ROOM
- UTILITY ROOM AND CLOAKROOM
- SEALED UNIT DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- DOUBLE GARAGE
- GARDENS OF A GOOD SIZE TO THREE SIDES

AN INDIVIDUAL DETACHED HOUSE built in 1998 occupying a commanding position and having pleasing brick elevations with sealed unit double glazing under a tiled roof. The house has recently been redesigned and refitted, principally to the first floor as specified for the present owners, so now provides well appointed family accommodation. The work has included alterations to the galleried landing, provision of a fifth bedroom/study as well as some refitting and changes to the ensuite shower room and family bathroom. New carpets have been laid to the hall, stairs and landing continuing to the master bedroom with new flooring to the kitchen. It is considered there is also potential for a large loft conversion, subject to planning. This is one of only a few detached houses in this sought after crescent and an early inspection is therefore advised.

TONBRIDGE

Occupying a delightful and commanding corner location enjoying a main south and west aspect in this established sought after crescent approached off Quarry Hill and only half a mile to the main line station with frequent services to London and the South Coast and via Redhill to Gatwick. The town centre having a good range of shops including

Waitrose, various eateries and coffee shops and leisure pursuits. The immediate area abounds with a fine selection of private and state educational facilities including Tonbridge School, The Judd School, Tonbridge Grammar, Weald of Kent, Hayesbrook and Hillview School for Girls as well as Hilden Grange and Hilden Oaks at the northern area of the town. There are also the Schools at Somerhill providing a mixed private school for younger years. The A21 and thence M25 is within very easy reach at the top of Quarry Hill.

TILED ENTRANCE PORCH CANOPY

ENTRANCE HALLWAY

With radiator having a decorative cover, deep downstairs storage cupboard, ceramic tiled floor.

CLOAKROOM

With low level WC suite, wash basin, radiator, ceramic tiled floor.

SITTING ROOM

With attractive decorative fireplace and ornate mantel surround, radiator with decorative cover, glazed double doors to garden.

DINING ROOM

With radiator to bay window.

FAMILY ROOM

With two radiators, double doors to patio and garden. Opening to

KITCHEN

With matching range of limed oak units comprising Villeroy and Boch one and a quarter bowl single drainer sink inset to work top with cupboards, drawer and storage having plumbing for dishwasher under. Work surface to side with cupboards, drawers and bottle rack under, range of wall cupboards and shelving over. Further extensive side work surface with four ring gas hob inset, range of cupboards and drawers under, wall cupboards over incorporating a concealed extractor hood over hob. Double oven and grill in cupboard housing, fitted cupboard/breakfast bar unit. Wood laminate floor, door to side access.

UTILITY ROOM

With work top having storage and plumbing for washing machine and separate dryer under. Worcester wall mounted gas fired boiler, wood laminate floor. Door to garage.

FIRST FLOOR GALLERIED LANDING

Approached by an interesting turned staircase and having a radiator. Loft ladder access to part boarded roof space.

MASTER BEDROOM SUITE

LOBBY with radiator, BEDROOM with radiator, high ceiling and views towards the town. SHOWER ROOM with contemporary wash basin in vanity unit having drawers under and lit mirror over, low level WC suite, spacious tiled shower cubicle with large head over. Ladder style heated towel rail, ceramic tiled floor, part tiled walls, Fakro skylight, high ceiling, fitted cupboard.

DOUBLE BEDROOM TWO

With radiator, double built in wardrobe cupboard.

DOUBLE BEDROOM THREE

With radiator.

DOUBLE BEDROOM FOUR

With radiator.

BEDROOM FIVE/STUDY

With radiator.

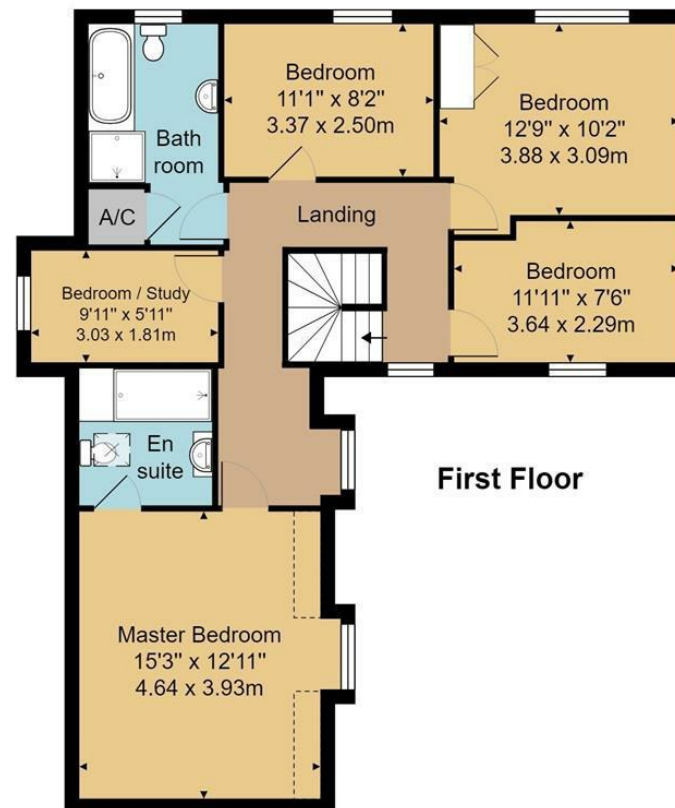
FAMILY BATHROOM

With panelled bath, low level WC suite, wash basin in vanity unit having drawers under and lit mirror over. Tiled shower cubicle with large shower head, tall ladder style heated towel rail, ceramic tiled floor, Fakro skylight. Linen cupboard with cistern hot water cylinder (providing mains pressure to taps) and electric light.

OUTSIDE

The house is approached over a wide brick paved driveway, providing additional off road parking spaces, which is shared with 21 but only to provide access to their detached double garage. ATTACHED DOUBLE GARAGE with two up and over doors, rear door. Open plan lawns. Side gate to a gravelled pathway and garden shed, leading to a long landscaped side garden with an extensive raised border and paved sitting area with a pergola over. The REAR GARDEN is of a good size and is principally lawned with a variety of shrubs and a mature strawberry tree. The garden areas are south and west facing so as to provide a fine private setting for this family home.





Approx. Gross Internal Area
(Includes Garage)
2011 sq. ft / 186.9 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.

Ibbett Mosely

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EPC Rating- C

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