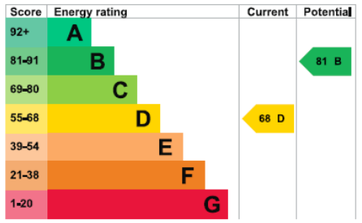


Ground Floor First Floor Second Floor

6 Mountfield Gardens

House - Gross Internal Area : 171.6 sq.m (1847 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.



6 Mountfield Gardens

Tunbridge Wells, TN1 1SJ

SUMNER PRIDHAM

A substantial and spacious between-the-parks period (Edwardian) townhouse with spacious accommodation arranged over 3 floors, retaining many original architectural features and conveniently located within a 3-4 minute walk of the central station, High Street and Pantiles.

Enclosed Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, first floor Reception Room/Bedroom, 3 further Bedrooms, first floor Bath/Shower Room, separate Utility/Drying Room, second floor Bathroom, Gas Fired Central Heating, west facing Courtyard Garden, Permit Parking.

Price £935,000 Freehold Chain Free





6 Mountfield Gardens, Tunbridge Wells, TN1 1SJ







Property Description

- Substantial period townhouse in attractive treelined residential road within minutes' walk of central station.
- Located between Grove Park and Calverley Grounds.
- Large well-proportioned rooms with tall ceilings and retaining period features.
- Architectural features include fireplaces, tall ceilings with moulded cornices, stained glass panelled front door.
- Wrought iron gate and quarry tiled path leads to the beautiful original double-leafed front door with leadlight fanlight, enclosed porch with coat hanging rail.
- Original stripped pine doors with stained glass leadlight panels leads into a spacious hall.
- Original floorboards and staircase spanning first and second floors, moulded corniced ceiling and useful understairs cupboard.
- Sitting room features a wide bay to the front with sash windows, working fireplace with cast iron surround and tiled hearth, fitted cupboard to side.
- Dining room with open and working fireplace with cast iron inset and grate, with fitted tall, shelved cupboard either side, window to rear.
- Original floorboards feature in both reception rooms and hall and also with pine doors.
- The kitchen enjoys a dual aspect with sash window to side and French doors out to a secluded west facing courtyard garden.
- The kitchen is fitted with solid wooden worktops including a large island unit with breakfast bar, one and half ceramic sink and drainer.









- Comprehensive range of cupboards and drawers including saucepan drawers and appliances include a Bosch induction hob in the island unit, fitted microwave, plus oven, dishwasher and Siemens tall fridge/freezer.
- Period staircase from the hall leads to the first floor landing and continues to the second floor.
- To the front of the house there is a superb reception room/bedroom and features a bay plus a large sash windows to the front with fitted shutters, tall ceiling with moulded cornicing, picture rail and period pine door.
- Double bedroom 2 features a tall sash window to the rear and double doors to a built in wardrobe cupboard.
- Well-appointed bath/shower room which includes a large shower cubicle, wall mounted washbasin, low level WC with hidden cistern, standalone bath, chrome towel radiator, tiled floor and walls and a pair of sash windows to the rear.
- Utility/Drying room with plumbing for washing machine, housing hot water tank and window to the side.
- Period staircase to second floor landing with access to the roof space.
- Double bedroom to the front with a pair of sash windows, working fireplace with cast iron inset and grate, pine doors to shelved cupboard, also wall to wall range of fitted wardrobe cupboards.
- Double bedroom 4 has a large sash window with views across to Mount Ephraim and double doors to a shelved cupboard.
- Bathroom 2 comprising panelled bath, low level WC, pedestal washbasin and window to the rear.

Outside

- Attractive front garden with climbing Rose.
- West facing courtyard garden with access from the kitchen via French doors, enjoying a high degree of privacy and mature Magnolia and Camellia and herringbone brick terrace.

Location

- Central yet attractive location in a treelined road between the parks, within minutes' walk of the central station, High Street and Pantiles.

Parking

- Permit parking available in Zone A

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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