



Ibbett Mosely

South View House, 226 Tonbridge Road,
Waterringbury, Kent, ME18 5NY



A fabulous family home, rare to the market as the current owners have lived there for over forty years. A spacious house, built in the mid Victorian era circa 1840 this home offers great period features without the complication of being listed.

A stunning private garden with a social patio, sculpted lawns and mature flowering walled borders leads out into a fabulous additional productive orchard with a variety of fruit trees.

Guide Price £870,000

Front Exterior

The front exterior showcases a classic pale-painted façade of rendered brick and slate roof with traditional sash windows and climbing wisteria that softens the look. The property is approached by a charming brick driveway with ample parking space and is surrounded by mature trees and shrubs, offering privacy and a welcoming entrance. A tandem double length garage.

Hallway

A welcoming entrance hall with carpeted flooring and neutral walls, leading to both the drawing room and other parts of the house with the staircase leading to the upper floors.

Sitting Room 12'9" x 12'1"

This original sitting room offers a large sash window to the front of the property. It's main feature being a wood burning stove to snuggle down with during the cosy autumnal/winter evenings. There are partial glazed doors entering from the main hallway and carpeted flooring.

Family Room/Bedroom 12'11" x 12'1"

This family room offers a large sash window to the front of the property allowing plenty of daylight with a feature fireplace and carpeted flooring. This would also make a delightful bedroom or guest bedroom if required.

Dining Room 20'5" x 7'5"

Spacious and elegant, this large reception room features

- Mid 19th Century Period Home
- Four Spacious Bedrooms
- Two Bathrooms Including Ensuite to Master
- Victorian charm, built Circa 1840 - Not Listed
- Stunning Large Private Garden
- Additional Orchard to Rear of Garden
- Central Wateringbury location
- Close to Mainline Station & Rural Walks
- Tandem Double Length Garage & Drive for Multiple Vehicles
- Guide Price £870,000

a timber floor and a large window that floods the area with light. The room offers ample space for dining with a classic boarded up fire surround and neutral décor that complements the traditional furnishing style.

Drawing Room 22'10" x 14'1"

This comfortable reception room enjoys plenty of natural light from two sash windows. The walls are of neutral shade providing a peaceful backdrop to the traditional furnishings and artwork. A fireplace serves as a focal point with a wood burning stove, enhancing the room's inviting atmosphere. There are also partially glazed doors to the rear courtyard enhancing the light in this room..

Kitchen / Breakfast Room 14'4" x 13'0"

The kitchen is traditionally styled with solid ash units and solid oak worktops with vinyl flooring featuring a simple classis design. It includes modern appliances seamlessly integrated into the cabinetry. A window provides natural light. There is also an adjoining breakfast area with seating by a large window providing pleasant views of the rear garden. There is also an adjoining door to the utility room.

Cellar 15'10" x 11'1" and 12'11" x 11'1"

The cellar comprises two connected chambers with stone walls and exposed beams overhead, ideal for wine or general storage. The space is functional with shelving and a concrete floor, accessed via stairs from the ground floor.





Landing

The landing is an open, wide space painted in a calming shade, adorned with an array of framed artwork. The white balustrades and spindles add a classic touch, with a window at the far end providing light and views over the garden.

Master Bedroom

17'7" x 14'1"

A charming and spacious double bedroom, filled with natural light from the two sash windows. The room is finished with neutral décor and carpet. The layout allows for plenty of additional furnishings to personalise the space.

Ensuite

This contemporary-style shower room is decorated in crisp white with patterned flooring adding interest beneath. It includes a shower cubicle with electric shower, w.c with a wooden seat, and a vanity sink, all under natural light from the sash window.

Bedroom

13'2" x 11'1"

A cosy double bedroom with a large sash window that fills the room with daylight. The neutral colour palette and carpet create a calm atmosphere, complemented by built-in storage and selection of simple furnishings and wall art.

Bedroom

13'2" x 8'4"

A peaceful double bedroom with twin beds, decorated in soft neutral tones and carpeted flooring. The room features built-in storage, a feature fireplace along with a window framed by patterned curtains, and simple furnishings that make it flexible for various needs.

Bedroom

33'6" x 10'7"

This bedroom is a spacious loft-style room with sloped ceilings and windows at either end that allows in natural light. The neutral carpet and white walls create a blank canvas, with storage cleverly integrated into the eaves to maximise space. The room's size and layout offer flexible use as a large bedroom or multi-purpose space.

Bathroom

A well-appointed bathroom featuring a bath with a power shower with glass screen, a wash basin set in a traditional style vanity unit and w.c. A window to the side allows light and ventilation. The room is decorated in light, neutral tones creating a fresh and clean atmosphere.





Rear Garden & Orchard

A charming and well-maintained garden with a variety of seating areas including a paved patio with garden furniture beneath a canopy. The garden features a well-kept lawn bordered by mature shrubs and trees, a vegetable growing area, an orchard with a variety of fruit trees. This expansive and private garden is ideal for outdoor entertaining and enjoying nature.

Location - Wateringbury

Wateringbury is a small village with a lively community and benefits from a village hall, post office, convenience store, hairdressers, tea room/antiques store and pub/restaurant as well as a good primary school and railway station.



Wateringbury station (about 1/2 mile) serves Paddock Wood and Maidstone West. Paddock Wood has services to London Charing Cross in around 55 mins. Alternatively, West Malling station (4.7 miles) serves London Victoria/Charing Cross in about 55 mins (London Bridge in 44 mins).

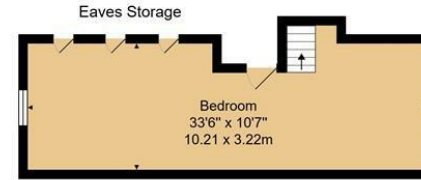
The M20 (Jct 4) is 6.3 miles distant and provides access to the M26/M25 motorways and thence the motorway network beyond, Gatwick, Heathrow and Stansted airports, Channel Tunnel terminus, Dover and Bluewater shopping centre.

In addition to Wateringbury primary school, there are other primary schools in Kingshill and Mereworth. Maidstone and Tonbridge both have well regarded grammar schools for boys and girls. Independent schools include Tonbridge School, Kings Rochester, Sevenoaks School, Sutton Valence School and numerous preparatory schools in the Tonbridge and Sevenoaks area.

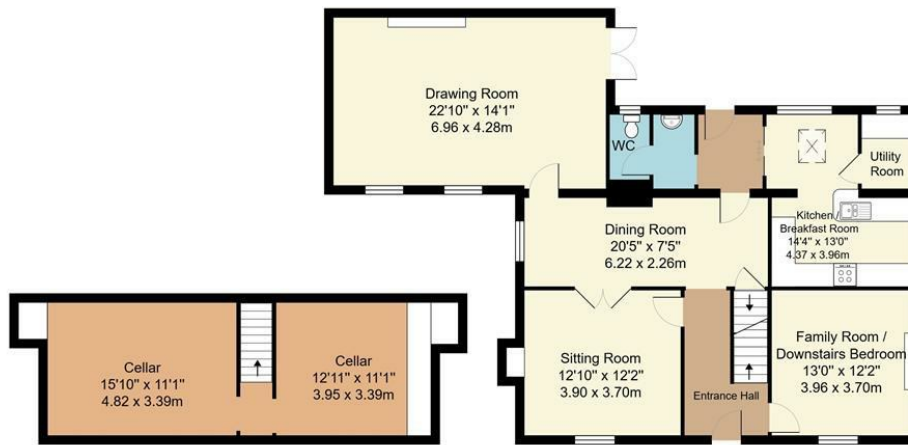
Nearby, the market town of West Malling has a good selection of popular restaurants and cafes. Maidstone, Tonbridge and Tunbridge Wells have large shopping centres, restaurants, cafes, bars and leisure facilities. Manor Park and Teston Bridge country parks are both close by and offer wonderful walking opportunities.

The area is well served for sports enthusiasts with Wrotham Heath, West Malling and Kingshill golf clubs nearby. Kingshill has a David Lloyd Health Club as well as football, cricket and tennis clubs and rugby is played at Aylesford and Tonbridge.



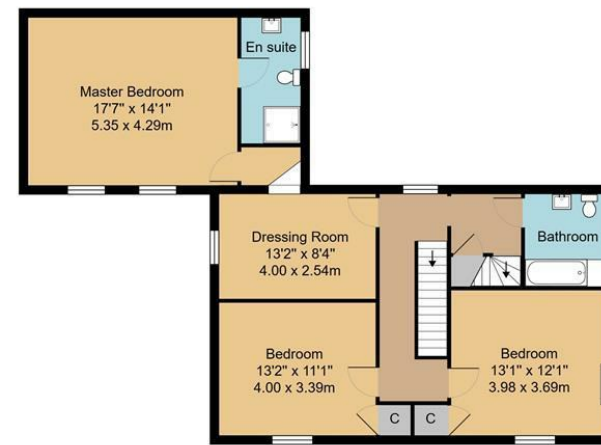


Second Floor

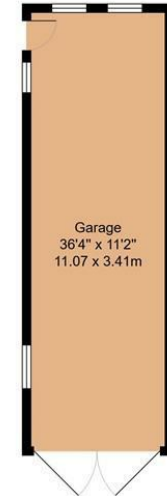


Basement

Ground Floor



First Floor



House Approx. Gross Internal Area 2929 sq. ft / 272.2 sq. m
Garage Approx. Internal Area 405 sq. ft / 37.7 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- D

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