



7 Thornfield Gardens

Tunbridge Wells, TN2 4RZ

SUMNER PRIDHAM

A substantial and beautifully presented period property benefitting from generous sized rooms arranged over 4 floors, including a superb living room and adjacent kitchen out to a completely private enclosed courtyard. A feature curved ceiling dining room. Quiet and sought after residential cul-de-sac providing easy access out to the A21 and 1.8 miles from central station.

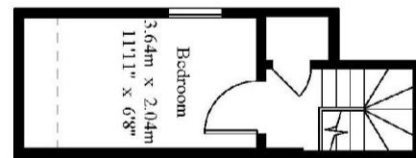
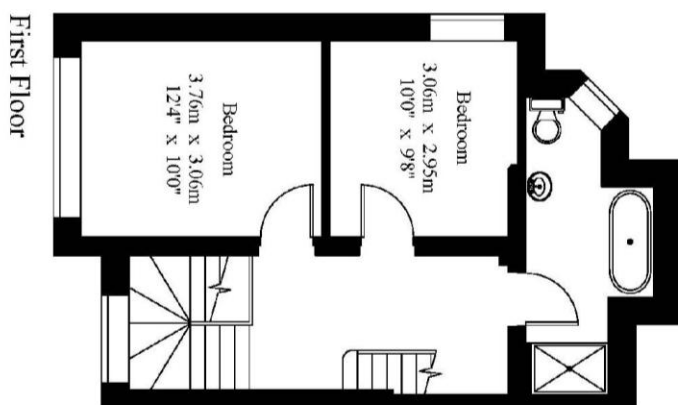
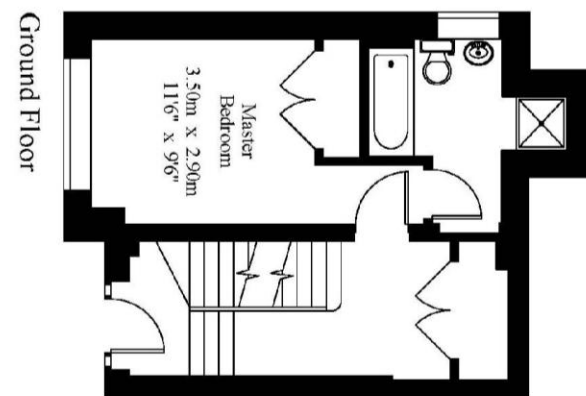
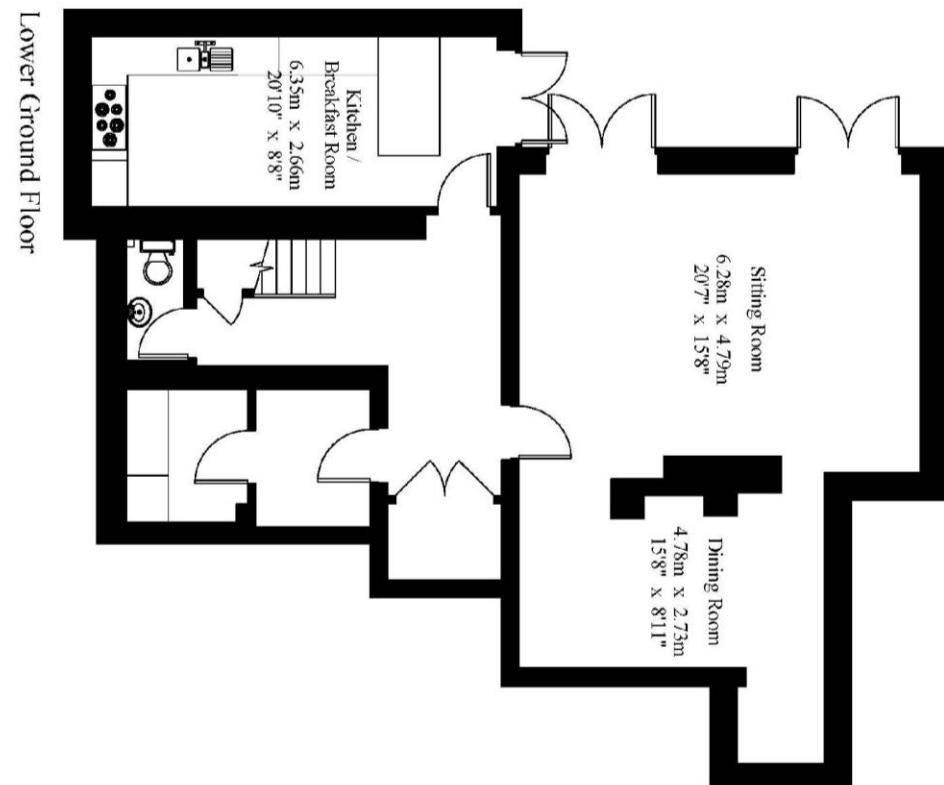
Generous upper and lower Hallways, Large Living room, Dining Room, Integrated Kitchen, Utility Room, Cloakroom, 4 Bedrooms, Ensuite Bathroom, Family Bathroom, Gas Fired Central Heating, Garden, 2 Car Driveway.

Guide price £825,000 - £850,000 Freehold



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Gross Internal Area : 183.7 sq.m (1977 sq.ft.)



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81-91	B		
69-80	C		
55-68	D		
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Property Description

- ◆ A spacious 4-bedroom period property with stylish large and well-proportioned rooms.
- ◆ Superb sash windows providing an abundance of natural light combined with tall ceilinged rooms.
- ◆ Delightful inner courtyard accessed both from the large living room and kitchen promoting in and out living.
- ◆ Quiet location and with easy access out to the A21.
- ◆ A paved path from the 2 car driveway leads to the front door.
- ◆ Generous hallway with double panelled doors to a cloak's cupboard.
- ◆ Staircase down to a spacious lower ground hall with understairs cupboard.
- ◆ Double doors to a large airing cupboard with power and light connected plus Megaflo hot water tank.
- ◆ Cloakroom with low level WC, washbasin with tiled splashback and tiled floor.
- ◆ Large well-proportioned living room with 2 pairs of French doors leading out to the inner courtyard and glazed door into a feature curved arched ceiling dining room with recess at one end.
- ◆ Fully integrated and well fitted kitchen with extensive marble worktops including a 4 person breakfast bar, one and a half stainless steel sink with instant hot water tap, attractive tiled walls, comprehensive range of cupboards, saucepan drawers, pull out pantry cupboard and matching wall mounted cabinets.
- ◆ Particular feature is an integrated loudspeaker.
- ◆ Appliances include a 6 gas burner, 2 oven, grill and warming drawer range cooker with extractor above, Smeg dishwasher, integrated fridge



and freezer and matching cupboard housing recently installed and serviced gas fired Worcester boiler.

- ◆ From the kitchen there are large French doors that lead out to the inner courtyard garden that acts as an extra room.
- ◆ Off the hall is a useful utility room, with half panelled walls, fitted worktop, space for tumble dryer and plumbing for washing machine, integrated tall fridge freezer.
- ◆ The entire lower ground floor has underfloor heating.
- ◆ Upper ground floor hallway gives access to double Bedroom 1 with triple set of tall sash windows and double panelled doors to wardrobe cupboards.
- ◆ Ensuite bathroom comprising panelled path, low level WC, pedestal washbasin separate shower cubicle tiled wall and floor, chrome towel rail and window to side.
- ◆ Staircase leads to a first floor landing with tall sash windows providing an abundance of natural light.
- ◆ Bedroom 2 has quadruple set of sash windows, creating a beautifully light room.
- ◆ Bedroom 3 with windows to the side and access to an insulated loft space with light connected and a folding wooden ladder.
- ◆ Well-appointed bathroom with standalone slipper bath with floor mounted tap and handheld shower, washbasin, marble tiled floor continues into a walk in shower cubicle with glass screen and drench head and window to side.
- ◆ Staircase leads to a second floor landing with a shelved storage cupboard and office/Bedroom 4 with sash window to the side.

Outside

- ◆ One of the features of the property is its inner courtyard accessed from the kitchen and living room where one can enjoy complete privacy, fitted with remote controlled lighting and is of sufficient size for outdoor entertaining and dining.
- ◆ The current vendors have created access to the front of the property with an external wrought iron staircase.
- ◆ From the inner courtyard steps lead up to an upper deck garden finished with attractive horizontal fencing, illuminated, and with a garden shed at the far end.

Location

- ◆ A quiet cul-de-sac location close to the Pembury Road with its direct access out to the A21 and onto the M25 motorway. The central Station is 1.8 miles away and there is a regular bus service into the town centre.
- ◆ The popular Dunorlan Park with its boating lake, children's playground and café is 0.8 miles away.

Viewing

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

