



1 Mill Stream Close, Ashurst, Tunbridge Wells, Kent

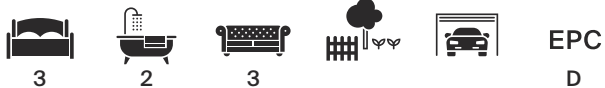




1 Mill Stream Close, Ashurst, Tunbridge Wells, Kent

An attractive semi-detached family home located in a convenient location, less than a quarter of a mile from Ashurst railway station, offering flexible accommodation as well as gardens and garage.

Ashurst station 0.15 miles (London Bridge 57 minutes).
Langton Green 2.9 miles. Groombridge 3.3 miles. Tunbridge Wells station 5.4 miles (London Bridge from 44 minutes).
Hildenborough station 8.8 miles (London Bridge from 33 minutes). Tonbridge station 8.8 miles (London Bridge from 32 minutes). Gatwick airport 18 miles. Brighton 31 miles. London 45 miles. (All times and distances approximate)



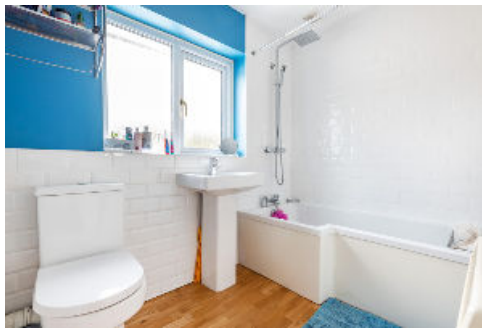
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council tax band: E

Services: Mains water, electricity and drainage. Electric heating.





Flexible family accommodation located in a convenient village location.

The Property

1 Mill Stream Close is an attractive village house with brick and tile hung upper elevations. The property offers flexible family accommodation, beautifully presented throughout.

The front door opens into a reception hall with w.c. The sitting room has a feature fireplace and window to the front overlooking the communal pond. An archway leads through to the dining room at the rear with sliding doors opening into a conservatory spanning the width of the house. The kitchen is beautifully appointed and includes a range of wall and base units, integrated cooker and hob, double Butler's sink and doors also opening into the conservatory. There is also a useful utility room with integral door into the attached garage.

On the first floor, the landing gives access to the three bedrooms and family bathroom. The principal bedroom has a window to the front as well as a fitted triple wardrobe and an en suite shower room.

Gardens and Grounds

The house is approached over a paved driveway providing off-road parking and leading to the garage. The property also has the benefit of residents parking within the close as well as access to the communal pond. The gardens are mainly laid to lawn with a variety of mature shrubs as well as a paved terrace for alfresco dining.

Directions (TN3 9TF)

From Tunbridge Wells proceed west on the A264 to Langton Green. Continue through Langton Green, passing The Hare pub on your right, and take the next turning on the right to stay on the A264 (signposted to East Grinstead). Continue on this road for 2 miles into Ashurst and, just after passing Station Road on the left, turn left into Mill Stream Close. The property will be found on the left-hand side.



Approximate Gross Internal Floor Area 135.2 sq m / 1455 sq ft (including garage)

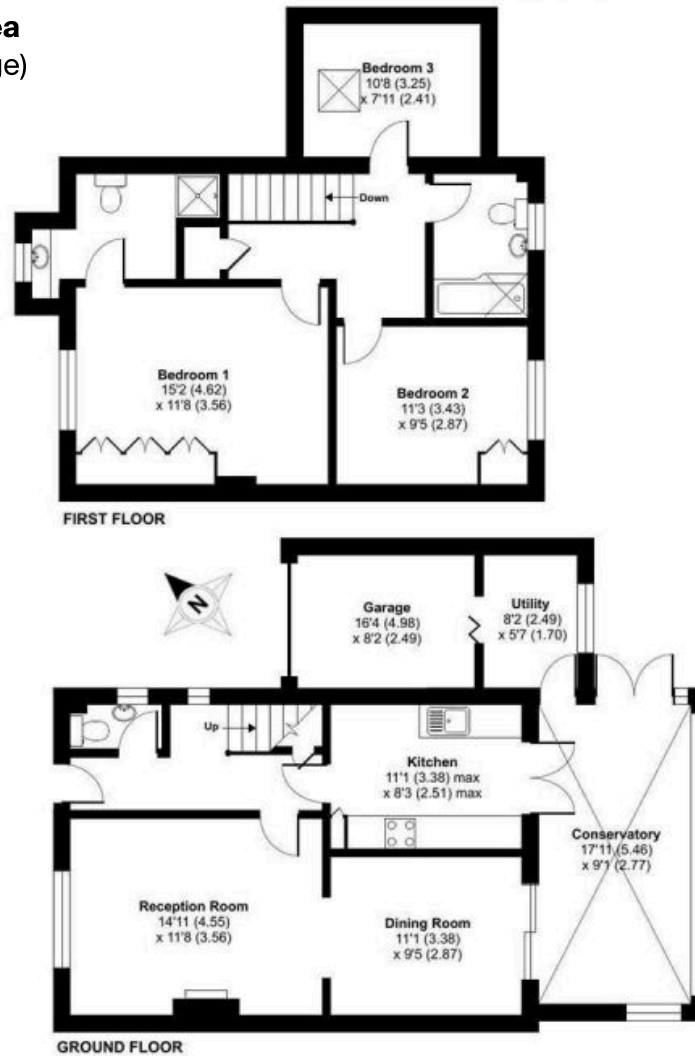
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

Situation

The property is located in a convenient position, less than quarter of a mile from the railway station in Ashurst. Nearby Tunbridge Wells provides a comprehensive range of shopping, recreational and cultural facilities. Communications in the area are good with mainline stations at Hildenborough, Tonbridge and Tunbridge Wells offering regular services to London. There is an excellent choice of schools in the area including Holmewood House Preparatory School, Cumnor House, Tonbridge School, The Judd School, The Skinners' School at Tunbridge Wells and Sevenoaks School. There are also grammar schools in Tunbridge Wells and Tonbridge. Leisure activities in the area include riding and walking in the surrounding countryside; golf at a number of courses in the vicinity; sailing and water sports at Bewl Water and on the south coast.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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