

4 Draper Mews, Draper Street, Tunbridge Wells





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Chic Contemporary 4-Bedroom Mews House

Accommodation Summary

- End of terrace house
- 4 bedrooms, 1 en-suite
- Large open plan reception room
- Stylish fully fitted kitchen
- Cloakroom with utility facilities
- Modern bathroom
- En-suite wet room
- Rear garden with summer house
- Off street parking
- Sought after village location



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This home is set on a characterful back street in a popular village location with local shops, restaurants and pubs on your doorstep. However, you also benefit from the tranquil village offerings of the cricket green, woodland walks and open countryside.

Throw in unrivalled travel links such as easy access to the M25, fast rail connections to central London in under an hour from two local stations and your professional needs are easily met too.

The house itself offers chic contemporary living within a mews development. Its impeccable design offers an incredible sense of light and space which has been further complimented by the owner's eye for detail.

A smart exposed brick exterior with a covered off-street parking space to the side leads you up to a partially glazed entrance door. As you step into the welcoming hallway you can see right through to the lawned garden at the rear.

Straight ahead, the incredible open plan kitchen/living/dining room makes up the entire back of the ground floor and delivers wonderful cooking facilities with sleek glossy white cabinets, Neff appliances and contemporary glass splash backs. For family and entertaining, there is tons of space for both living and dining while a breakfast bar lets friends sit and chat to you as you cook. A useful guest cloakroom provides additional cloakroom space and cleverly houses the washing machine.

Glazed double doors lead out onto the garden with its expanse of lawn and a stone terrace perfect for alfresco dining. An impressive summer house sits neatly at the rear while the garden's perimeter close boarded fencing makes it a safely contained sanctuary for pets and children.

The first floor boasts three bedrooms, two generous doubles, which lead off the light and spacious landing. The stylish and modern bathroom is fitted with a bath and separate shower cubicle.

Up the stairs to the second floor there is a spacious sophisticated master bedroom with a stylish en-suite wet room. Velux windows flood the room with light while a passage through to the en-suite offers an ideal dressing area.

This elegant home has been designed to a high quality specification and finish and with its spacious rooms and contemporary accents it is a must see.





Covered entrance porch to part opaque glazed entrance door, which opens to:

Entrance hall with front aspect window with fitted plantation shutter, polished concrete flooring, open under stairs storage recess, radiator and doors to:

Cloakroom: with polished concrete flooring, concealed cistern WC, wall mounted wash hand basin with mixer tap over, space and plumbing for washing machine and hanging rail for coats with shelf above.

Kitchen/Living/Dining Room: 25'1 x 15'7` rear aspect double glazed windows and double glazed French doors with access to the terrace and garden, polished concrete flooring, storage cupboard housing Megaflow water cylinder and radiator. Integrated appliances include electric Neff double oven with warming drawer in tall housing cabinet, wine cooler, Neff 4 ring halogen hob with extractor hood above, inset sink with drainer and mixer tap over, Neff dishwasher, Neff fridge/freezer and polished concrete flooring. The kitchen has contemporary black splash backs, plenty of worktop space and a good selection of glossy white eye and base level units with a pull-out bin and extendable corner units. There is a breakfast bar overhang with space for at least 3 bar stools.

Stairs up to first floor landing with radiator and doors to:

Bedroom 2: 15'7 x 13'2` rear aspect windows with fitted plantation shutters, deep under stairs storage cupboard and radiator.

Bathroom: panel enclosed bath with mixer tap over, walk in shower cubicle with wall mounted shower, wall mounted wash basin with mixer tap over, vanity shelf with mirrored wall above, concealed cistern WC, heated towel rail, part tiled walls and wooden effect laminate flooring.

Bedroom 3: 12'9 x 9'1` front aspect double glazed window with fitted plantation shutter and radiator.

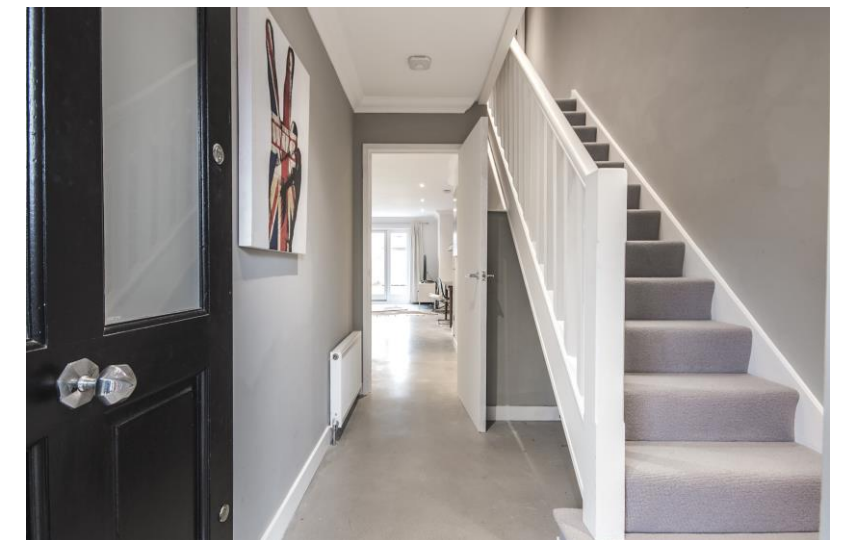
Bedroom 4: 9'4 x 7'2` front aspect double glazed window with fitted plantation shutter and radiator.

Stairs up to second floor and door to:

Master Bedroom/Bedroom 1: 22'9 x 15'7 front aspect Velux windows, deep eaves storage, radiator, dressing area leading to:

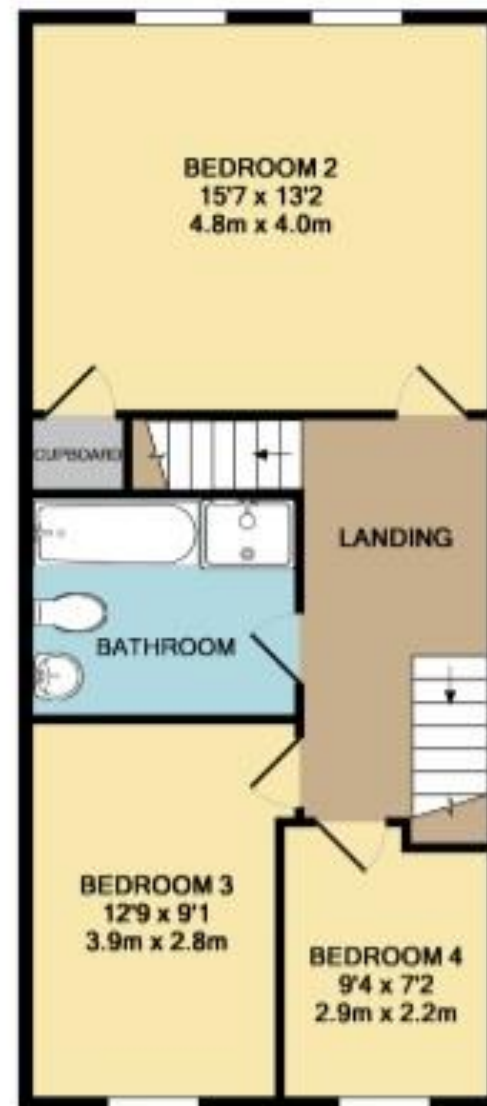
En-suite: rear aspect ceiling Velux windows, wall mounted rainwater shower head with wall mounted hand held shower attachment, vanity recess shelf with lighting, wall mounted vanity unit with wash hand basin with mixer tap above and drawer under, concealed cistern WC, heated towel rail, tiled flooring and part tiled walls.

Outside: To the front is a covered hard surface parking area with space for bin storage, natural stone off street entrance walkway and a covered bin storage area. To the rear is a walled courtyard with natural stone paving and contemporary lighting which is large enough for alfresco dining.





GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(52.2 SQ.M.)



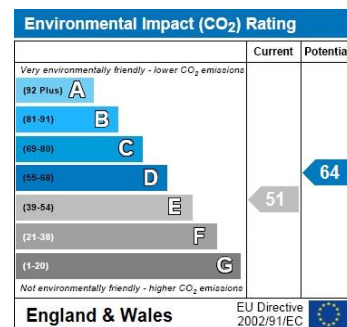
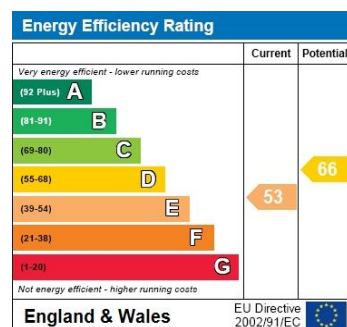
2ND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 86 SQ.FT.
(8.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1578 SQ.FT. (146.6 SQ.M.)





General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,513)

EPC: E (53)

Area Information: Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Draper Street is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



