

# 4 Medway Terrace, Waterringbury









# 4 Medway Terrace, Waterringbury ME18 5EL

*Pretty 3-Bedroom Cottage With a Modern Twist*

## **Accommodation Summary**

- End of terrace cottage
- 3 double bedrooms
- 2 reception rooms
- Bespoke kitchen/breakfast room
- Front and rear gardens
- Off street parking for 2 cars
- Walking distance of mainline station and primary school



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A charming exterior of exposed red brick, timber casement windows and a cottage porch give a flavour of the period detail lying beyond its pretty turquoise front door. You have the best of both worlds, however, as the current owners have sympathetically restored and modernised the interior creating a spectacular family home.

With the village's popular primary school and mainline station on its doorstep, the home is set back from the road by a graveled off road parking area and a long fenced front garden that winds up towards its entrance.

Deceptively spacious you enter into a light porch with room for coats and muddy boots which leads you through into the first of two reception rooms.

The living room is cosy and welcoming with plenty of room for a large sofa to curl up in front of its period fireplace in the colder months.

Directly behind is the dining room, conveniently placed next to the kitchen. It is less country cottage and more contemporary chic with its tiled floor, glass balustrade staircase and wood burning stove.

Next door, a luxurious family bathroom complete with traditional roll top bath, a separate cloakroom and a modern double walk in shower cubicle with open ceiling provide contemporary bathing facilities for all the family.

The stylish kitchen/breakfast room with its honey coloured units and homely range cooker provides a balance between family living and practicality. The cooking area which is beautifully defined by a range of units with a raised glass shelf is well fitted with plenty of cupboards and wooden work surfaces. A butler sink is thoughtfully placed under the window enabling you to keep a watchful eye over the children as they play in the garden as you wash up. There is an integrated dishwasher and space for a fridge/freezer while a wooden breakfast bar with seating for stools wraps round the wall to the left adding interest to the space which is flooded with light from the ceiling Velux windows and French doors leading out to the garden.

The contemporary staircase leads you up to the first floor's two double bedrooms, one with a wall of fitted wardrobes and both with period fireplaces.

The second floor has a further delightful double bedroom with excellent storage space which is flooded with light from its glass wall adjoining the staircase and two double aspect Velux windows.

A rear graveled and stone garden with colorful and interesting plants and a stretch of artificial lawn to the front thst delivers comfort and play in equal measure with plenty of space for alfresco dining.

4 Medway Terrace is truly a stunning family home set in a sought-after village in the heart of Kent's garden of England. A must see!







Entrance porch with side aspect windows, wooden flooring, space for coats and shoes and entrance door, which opens to:

**Reception 1/Sitting Room:** 13`5 x 10`11` Front aspect sash window overlooking the front garden, wooden flooring, mid height fitted corner alcove cupboard with internal shelving, period fireplace with cast iron insert, fire basket, mantle and surround with tiling, slate hearth and radiator.

**Reception 2/Dining Room:** 13`5 x 10`11` Side aspect double glazed window, tiled flooring, plenty of space for dining, open fireplace with painted wooden surround and inset wood burning stove, staircase with glass balustrade and cupboard under, radiator and door to:

**Cloakroom:** Side aspect opaque window, low level WC, wall hung hand wash basin and tiled flooring.

**Shower room:** Double walk in shower cubicle with glass door and wall hung shower.

**Bathroom:** Side aspect opaque window, traditional roll top bath with dragon feet, part tiled walls, wall hung wash hand basin and tiled flooring.

**Kitchen/Breakfast Room:** 19` x 13`5` Rear aspect double glazed window overlooking the garden, rear aspect double glazed French windows leading into the garden, 2 Velux ceiling windows, Rangemaster double oven with 5 ring gas hob and extractor hood above, white ceramic butler sink, integrated dishwasher, space for fridge/freezer, breakfast bar, tiled floor and radiator. The kitchen has plenty of wooden worktop space, a good selection of eye and base level units with door to:

Stairs up to first floor landing and doors to:

**Bedroom 1:** 11`4 x 10`11` Front aspect sash window with views of the front garden, a wall width of fitted wardrobes, wooden flooring, period cast iron fireplace and radiator.

**Bedroom 2:** 10`9 x 8`6` Rear aspect sash window overlooking the rear garden, cast iron period fireplace and radiator.

Stairs up to second floor and door to:

**Bedroom 3:** 13`6 x 13`5` Front and rear aspect Velux windows, eaves storage, glass wall adjoining the staircase and radiator.







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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





**Outside:** To the front of the property is a graveled off-street parking space for two cars with a mid-height wooden fence at the property perimeters, a graveled path leading to the front door, an area of artificial grass behind the front wooden fence and a pebble stone area in front of the house edged with mature flowers, shrubs, trees and hedging. At the rear is a graveled and stone garden with side access wooden gate, high wooden perimeter fencing, a stone terrace for a table and chairs and an array of colorful and interesting planting.

#### General:

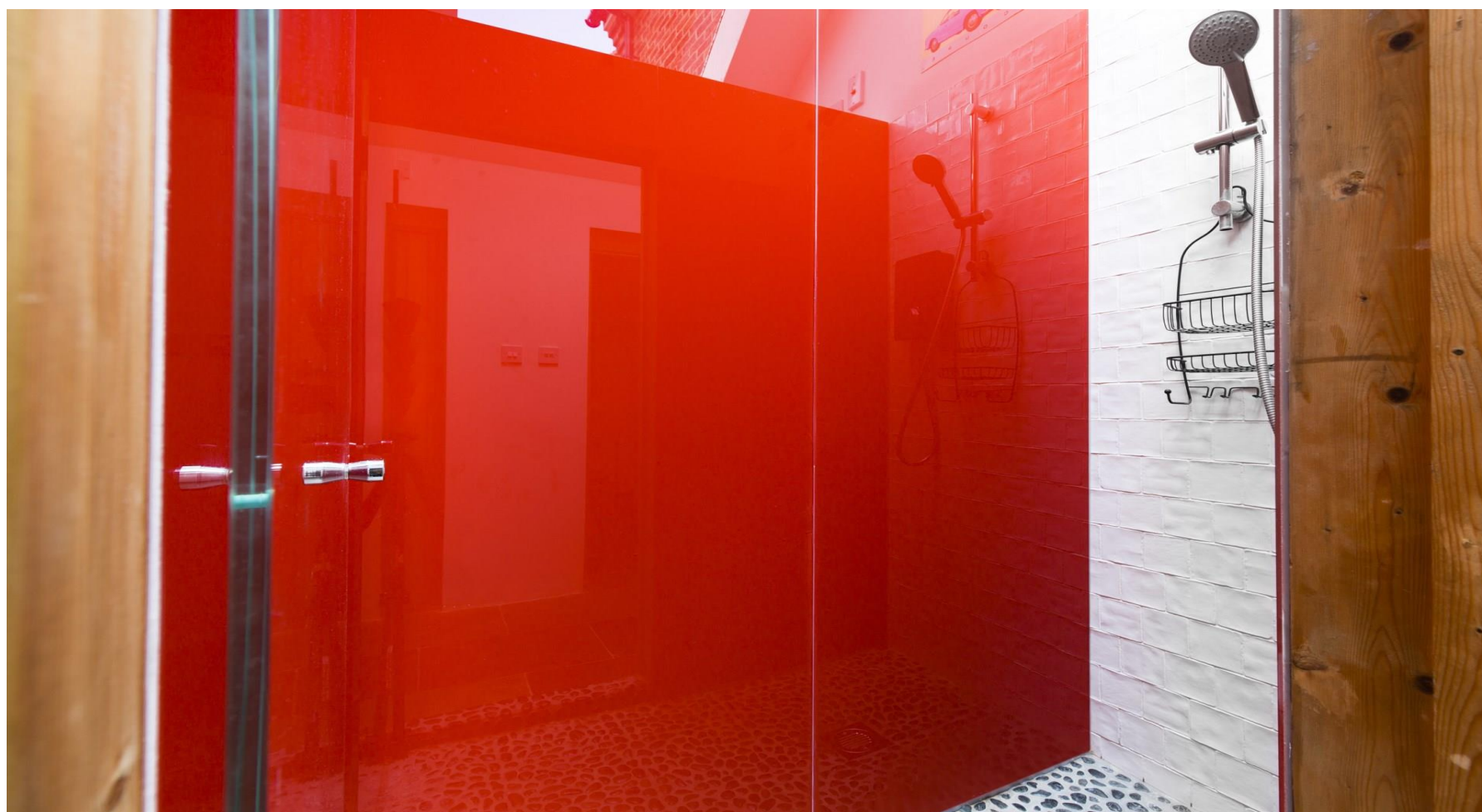
Tenure: Freehold

Local authority: Maidstone Borough Council

Council tax: Band C (£1,496)

EPC: D (60)

**Area Information:** Watringbury is a pretty village which lies to the west of Maidstone that has glorious open countryside on its doorstep and the River Medway running along its southerly edge. It has a friendly community spirit with a village hall and it also has the convenience of local shops, an antique tea room, restaurant and hotel. It has good transport links with nearby access to M20 and M25 and its railway station services trains from Maidstone West and has a link to London via Paddock Wood to London Bridge and Charing Cross in just under an hour. Just a short distance away, West Malling station also services direct trains to London Victoria and nearby Paddock Wood services trains to Gatwick airport. Watringbury has its own excellent primary school and parish church (St John The Baptist), but it is also close to the towns of Maidstone, Sevenoaks, Tonbridge and Tunbridge Wells with their highly regarded state, grammar and independent schools.





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