193 Tonbridge Road, Wateringbury, Maidstone, ME18 5NY

Guide Price £700,000 - £750,000

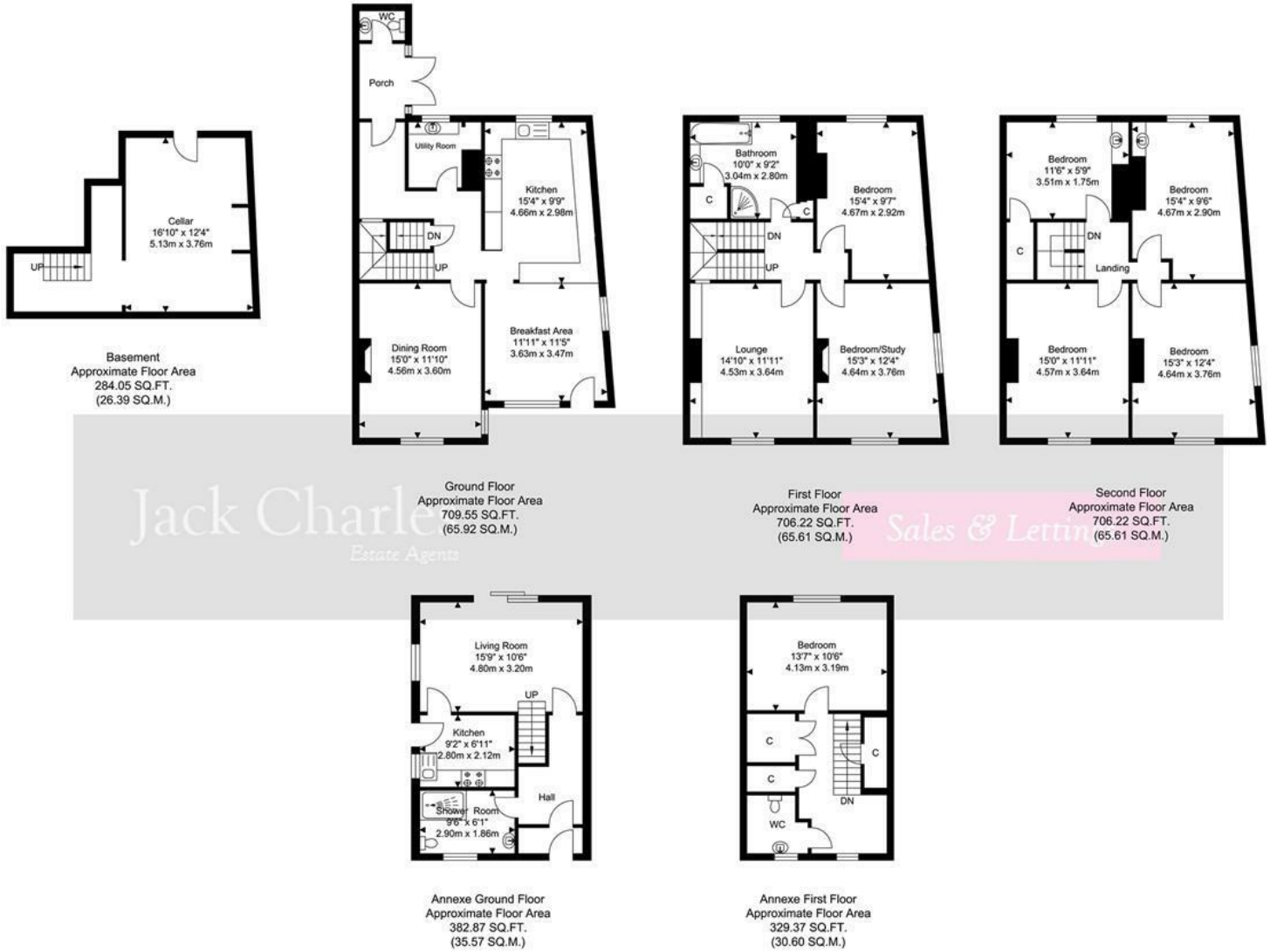
Jack Charles
Estate Agents

Sales & Lettings

193 Tonbridge Road,
Wateringbury,
Maidstone, ME18 5NY

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Substantial Period Home
- 6/7 spacious bedrooms Plus detached Annexe
- 2/3 cosy reception rooms inc
- Large cellar
- Kitchen / Breakfast Room
- Ample Parking
- Garden
- Ideal for large families or multi generational living
- Charming period features
- Viewing highly recommended



TOTAL APPROX FLOOR AREA 3118.30 SQ.FT. (289.70 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Jack Charles are delighted to offer this substantial and deceptively spacious period home, enviably positioned in the very heart of Wateringbury, just moments from the mainline station and well regarded local schools.

Once known as The Family Butchers Shop, the property still echoes its heritage, retaining elements of its original character that add warmth and individuality. Today it offers generous and remarkably adaptable accommodation, comprising a sizeable double fronted 6 bedroom main house arranged over three floors plus a basement cellar, together with a large detached one bedroom annexe to the rear. The configuration presents an exciting opportunity for multi generational living, those seeking independent space, or potential investment or house of multiple occupation, subject to the necessary consents.

The ground floor welcomes you via either the front or rear entrances, from the rear lobby there are doors to a cloakroom and inner hall, leading through to a utility room, spacious kitchen with breakfast and dining area, perfectly suited to modern family life. A separate reception room provides flexibility as either a formal dining room or an additional sitting room while there is further space in the vast cellar that could also be utilised as a workshop or such like. The upper floors deliver an impressive number of bedrooms and reception spaces, easily reconfigured to suit evolving needs, with scope to create further bathrooms or en suite facilities if required.

To the rear, the detached annexe is thoughtfully arranged with its own entrance hall, kitchen, lounge / dining room opening onto a decked seating terrace, along with a shower room to the ground floor and a bedroom with cloakroom to the first floor with plenty of storage. The annexe is rated separately with a council tax banding B, it offers ideal accommodation for extended family, guests or independent living, including providing an additional income.

Externally, there is substantial parking area between the two properties, and a rear garden that could be landscaped to provide a wonderful private area to complete this highly versatile and rarely available village home, offering space, flexibility and future potential in equal measure. Viewings are recommended.

Location

Wateringbury is a charming Kent village with a strong sense of community and an excellent range of local amenities. Within the village you will find a village hall, post office, convenience store, hairdressers, tea room with antiques, traditional pub and restaurant, together with a well regarded primary school and mainline railway station.

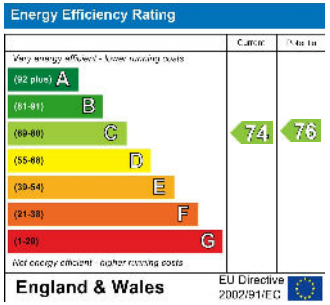
Wateringbury station, approximately half a mile away, provides services to Paddock Wood and Maidstone West. From Paddock Wood there are regular services to London Charing Cross in around 55 minutes. Alternatively, West Malling station, approximately 4.7 miles distant, offers services to London Victoria and Charing Cross in about 55 minutes, with London Bridge reachable in approximately 44 minutes.

The M20 at Junction 4 is around 6.3 miles away, providing convenient access to the M26 and M25 and the wider motorway network, as well as Gatwick, Heathrow and Stansted airports, the Channel Tunnel, Dover and Bluewater Shopping Centre.

In addition to Wateringbury Primary School, further primary schools can be found in Kings Hill and Mereworth. Maidstone and Tonbridge offer highly regarded grammar schools for boys and girls. Notable independent schools in the wider area include Tonbridge School, Sevenoaks School, King's Rochester and Sutton Valence, along with a number of respected preparatory schools in Tonbridge and Sevenoaks.

The nearby market town of West Malling offers an excellent selection of restaurants and cafes, while Maidstone, Tonbridge and Tunbridge Wells provide extensive shopping, dining and leisure facilities. For outdoor pursuits, Manor Park and Teston Bridge Country Park are both close by, offering attractive riverside walks and open green space.

Sporting facilities are well catered for, with Wrotham Heath, West Malling and Kings Hill golf clubs nearby. Kings Hill also provides a David Lloyd health club, along with football, cricket and tennis clubs, while rugby is available in Aylesford and Tonbridge.



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FAMILY BUTCHERS
193
FOR SALE

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PROSPECT PLACE
1876 – 2000
FAMILY BUTCHERS