

6 WEEK COMPLETION



SITUATION

Wateringbury is a sought after village situated midway between Maidstone and Tonbridge benefitting from good road links via the M20 and M26 which connects with the M25 (Junction 5).

The property is located near the main A26 Tonbridge Road being within close proximity to a **Post Office** and other local amenities as well as a **Shell Garage**, a **Public House** and a **Premier Inn Hotel**. Wateringbury Rail Station is just a short walk away and has a journey time of 1 hour to London Bridge Station.

PROPERTY

A **4 Bed Detached House** set in the grounds of a ¼ acre benefitting from uPVC windows and Gas Central Heating. The property is accessed via a carriage driveway which provides ample parking and benefits from a **Double Garage**. There is a large **Rear Garden** which has a natural flowing stream running through and a **large decked terrace**. To the side of the house sits a **Summerhouse** and a **Rabbit Hutch** and this desirable location also features the Mill Pond further along the road.

Note: There is a loft which could be extended to provide further accommodation, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Kitchen/Breakfast Room	17'9" × 19'6"
Living Room	20'3" × 11'11"
Dining Room	14'0" × 14'8" (into bay)
Study/Office	8'5" × 7'4"
Conservatory	12'8" × 12'3"
Double Garage	16'5" × 17'6" (max)
WC	

First Floor

Bedroom 1	12'0" × 11'5"
Bedroom 2	12'0" × 10'6"
Bedroom 3	11'3" × 11'0"
Bedroom 4	11'7" × 8'5"
Bathroom/WC	

Total GIA Approx. 1,800 sq ft¹

Plus:

Summer House	7'8" × 7'10"
Rabbit Hutch	22'0" × 6'6"

¹ Area supplied by Vendor

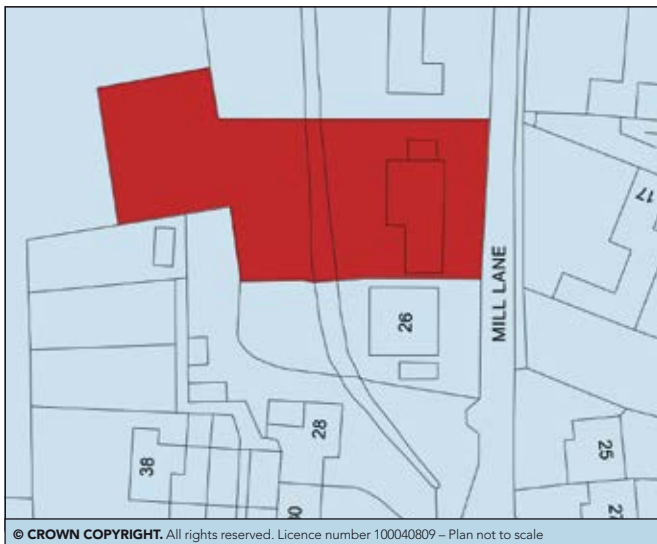
VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 4 Bed House

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page



VENDOR'S SOLICITORS

Gabbitas Robins – Tel: 01628 472 600
Ref: S. Robins – Email: stephen.robins@gabbitasrobins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts