Ibbett Mosely

Gunwalloe, 59 Tonbridge Road, Teston
Wateringbury, Kent, ME18 5BT

A stunning extended family home with South facing garden. A 1930s built home that has been modernised within the last 18 months and almost doubled in size.

Open Plan living with underfloor heating and bifold doors to a very good sized garden to the rear overlooking the valley and river below the house.

- Greatly extended four bedroom family home
- Brand new ensuite to master bedroom plus family bathroom
- Open-plan living dining kitchen and office area
- Bifold doors to connect to deck and garden
- Underfloor heating, new boiler all refitted less than two years ago
- Large private South facing rear garden with views over the valley beyond
- Ample parking to drive and garage storage
- Popular Teston Village Location
- Council Tax - Maidstone Band D - EPC band C
- Guide Price £750,000

## Front Exterior

A striking facade welcomes you with a broad gravel driveway providing ample parking space and mature greenery framing the front garden. The home features a charming porch entrance and a traditional bay window that hints at the inviting interiors within.

## Entrance Hall

The entrance hall presents a warm welcome with neutral walls and practical tiled flooring that continues in the stylish herringbone design seen throughout the downstairs. A staircase leads to the first floor, and also offers convenient access to the main living areas and downstairs WC.

## Play Room
## 12'1" x 11'0"

A versatile playroom with a welcoming bay window offers a bright, cosy space ideal for children’s activities or as a quiet snug. The neutral decor and herringbone flooring provide a harmonious flow with the rest of the ground floor.

## Sitting / Dining Room / Office
## 21'4" x 18'2"

This generous sitting and dining room serves as the heart of the home, boasting an open-plan layout that flows seamlessly into the kitchen. The space is bright and airy, with large folding doors opening onto a decked terrace, bringing the garden views and natural light inside. A dedicated study area is subtly integrated into one corner, offering a practical workspace. The stylish herringbone flooring and neutral walls create a warm and welcoming atmosphere, perfect for both family meals and relaxed evenings.

## Kitchen
## 16'8" x 11'10"

The kitchen is thoughtfully designed with a central island that includes a sink and seating, ideal for casual dining or entertaining. Cream cabinetry complemented by wooden worktops and a tiled backsplash creates a classic, homely feel. Integrated appliances and a newly fitted range cooker offer practicality, while large bifold doors open directly onto the garden terrace, enhancing indoor-outdoor living. The herringbone flooring continues here, linking the kitchen beautifully to the adjoining dining area.

## WC

This practical WC is neatly tucked away,

featuring simple fittings and a compact basin. Its bright and fresh feel is enhanced by natural light and subtle decorative touches.

## Landing

The landing area is a light, airy space connecting the bedrooms on the first floor, with a subtle neutral colour scheme and a stylish pendant light adding a modern touch.

## Master Bedroom
## 15'4" x 10'8"

The master bedroom is a spacious, serene retreat with soft carpet underfoot and a feature navy accent wall enhancing the calm atmosphere. Large windows flood the room with natural light, and the room benefits from an en suite shower room, adding convenience and privacy.

## En suite

The ensuite shower room is fitted with modern fixtures including a tiled walk in fitted shower, WC, and basin, complementing the master bedroom with privacy and style.

## Bathroom

A family bathroom with a clean, neutral palette features a full-size bath beneath a frosted window, a pedestal sink, and WC. The half-tiled walls in stone add a touch of warmth and texture to the room.

## Bedroom 2
## 11'2" x 9'0"

Bedroom two offers space for a double bed and two built in wardrobes. Carpeted for comfort and neutrally decorated.

## Bedroom 3
## 10'11" x 8'11"

This double bedroom enjoys plenty of daylight from a large window with Southerly views to the valley and neutral tones throughout, offering a restful atmosphere.

## Bedroom 4
## 7'3" x 7'1"

The smallest bedroom is cosy with a corner window and ample room for a single bed, making it a perfect nursery or home office space.

## South Facing Rear Garden

The rear garden is a generous and private space, featuring a decked seating area perfect for outdoor dining and relaxing. Mature trees and shrubs border the lawn, which extends to a considerable length, offering plenty of room for gardening, play, or potential further landscaping. The garden enjoys a peaceful, rural outlook, extending this wonderful South facing garden towards the valley beyond. and creating a lovely extension of the home's living space.

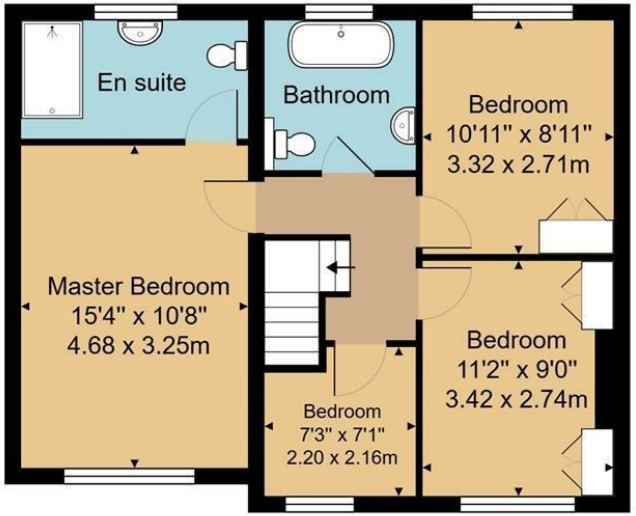
## Teston Village

Teston is a charming village set on the fringes of Wateringbury, enjoying a semi-rural atmosphere while remaining exceptionally well placed for amenities. The historic market town of West Malling and the county town of Maidstone offer a wide range of shopping, dining, and leisure facilities, along with highly regarded grammar schools.

Further afield, the spa town of Tunbridge Wells, together with Tonbridge and Sevenoaks, provide an excellent choice of private schools, restaurants, and boutiques.

For commuters, the M20 and M2 motorway networks are easily accessible, offering swift connections to Bluewater and Lakeside shopping centres, while a choice of nearby mainline railway stations provides direct services to London and the Kent coast. Beautiful walks along the River Medway are quite literally on the doorstep as is Teston Country Park.

**Ground Floor**




**First Floor**

Approx. Gross Internal Area 1474 ft² ... 136.9 m²

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EPC Rating- C

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