



Little Edgumbe, Nevill Park, Tunbridge Wells







An exceptional **carbon neutral family home** built to the highest standards, and achieving an A rating EPC in the highly coveted Nevill Park.

Summary of accommodation

Little Edgecumbe House

Reception hall | Dining room | Sitting room | Kitchen/breakfast | Family room | Utility room

Principal bedroom suite with dressing room and en suite bathroom | Three further bedrooms with en suite bathrooms | further bedroom/study

Approximately 3,559 sq ft

Annexe

Kitchen/living room | Bedroom | Bathroom

Double garage | Storeroom | Plant room

Approximately 1,100 sq ft

Total (including all outbuildings) 4,659 sq ft

Distances

Tunbridge Wells High Street 1.1 miles, Tunbridge Wells Train Station 1.2 miles, Sevenoaks 12.1 miles, Central London 44.8 miles

(All distances and times are approximate)



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Situation

Little Edgcumbe House occupies a private position within Nevill Park, one of the most prestigious residential addresses in Tunbridge Wells. Little Edgcumbe is conveniently situated approximately 1 mile from Tunbridge Wells mainline station, with services to London Bridge, Charing Cross and London Cannon Street taking approximately 50 minutes. The Pantiles and High Street are within easy reach, offering a superb array of restaurants.

The area has excellent road and rail links from the A21 which provides access to the M25 and motorway network, Heathrow and Gatwick airports, London, south coast, the Channel Tunnel Terminus and ferry ports.

There are numerous good schools in the area including Tunbridge Wells Grammar School for Girls, Tonbridge, Kent College, Tonbridge, Judd, Benenden, Skinners, Sevenoaks Walthamstow Hall, as well as a good range of Prep schools including New Beacon, Sevenoaks Prep, Somerhill, Hilden Grange and Hilden Oaks.

Sporting and recreational interests in the area are well served with horse racing at Lingfield Park, golf at Nizels, Lamberhurst, and Hever Castle. Cricket and Tennis at Nevill Cricket Ground and Tennis Club. Sailing and fishing are also available nearby; sailing at Bewl Water and Bough Beech Reservoir, and fishing at Chipstead Lakes.





The Design – Little Edgecumbe

The overriding intention for the design was to create an authentically detailed Regency style house that can, at the same time, be very environmentally conscious. Research was carried out into local architectural styles and detailing, with specific reference made to the local Regency style buildings in Tunbridge Wells. The resulting design is a mix of features from those period properties, combined with others, which are found already within the Nevill Park area.

The material palette externally is intentionally simple, and relevant to the aesthetic design. A high-quality natural roofing slate has been used to the front and side roof slopes. On the southern slopes of the garage/annexe a Photovoltaic roof slate has been used, that appears authentic but generates electricity for the house. The main house has 16 x Solar PV panels that are invisible from the ground due to the design of the roof profile and the need to conceal them in a Conservation Area.

The elevations have a series of projecting bays to add interest internally and externally and are finished in a light grey render with ornate dado banding to the perimeter. At the front there is a classical portico, with columns and a detailed Regency style front door with glazed surround.







In all, the design is attractive, elegant, and authentically detailed, as shown in the images attached. The accommodation extends to over 3,500 sq ft arranged over two floors, the space is well balanced between formal and informal living, and the high-quality finish is evident throughout.

The principal reception rooms are accessed off the impressive reception hall and comprise a dining room, sitting room, and kitchen/breakfast and family room. Also on the ground floor is the utility room.

Environmental focus

The design intention was for Little Edgecumbe to be constructed in a way that considers how the materials and processes used in the fabrication of the house can be selected to avoid unnecessary CO₂ creation, and to allow for a healthy house in the long term, for the occupants. Consideration was also given to the technology implemented within the building, specifically how it will be heated, ventilated, and powered.





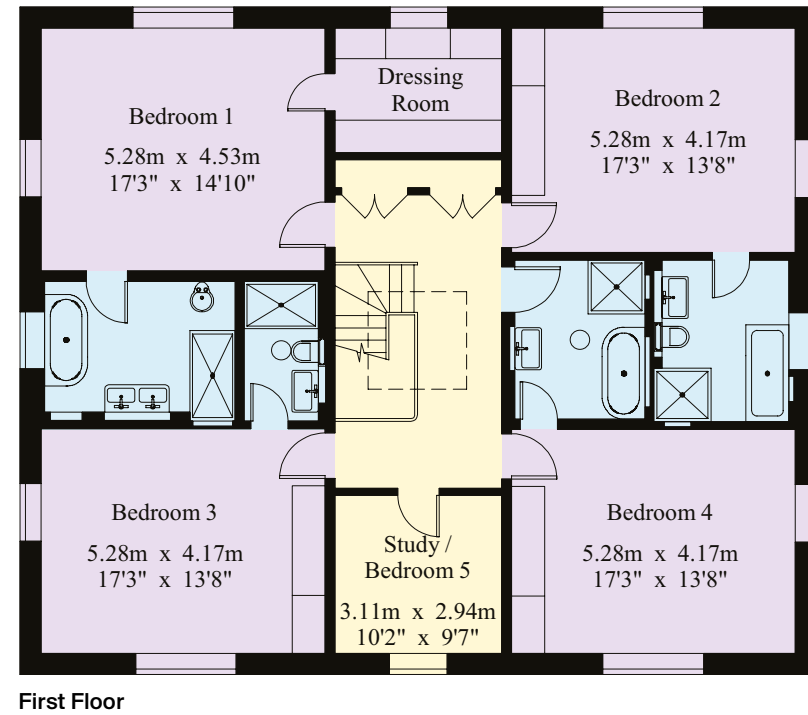
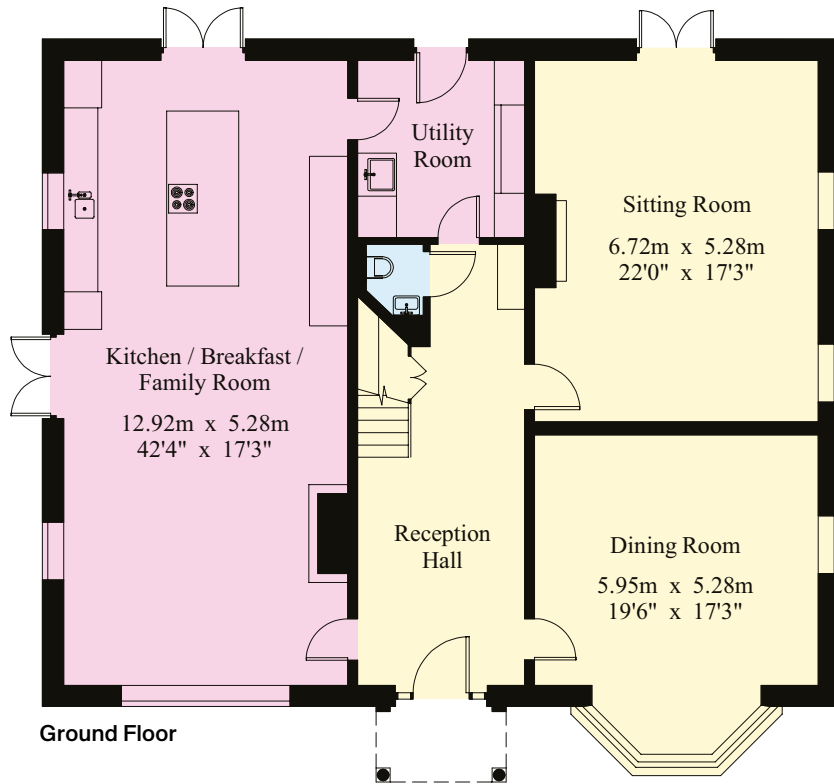


Little Edgumbe House

Approximate Gross Internal Floor Area
330.7 sq m (3.559 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Little Edgumbe Specification

- Solar panels
- Air Source Heating
- Electric car charging points
- Optitherm glass, which has excellent U values
- Cross laminated timber
- Underfloor heating throughout
- Custom made windows
- Cat 8 wiring
- Sonos
- High speed fibre internet
- Rainwater harvesting system in the garden

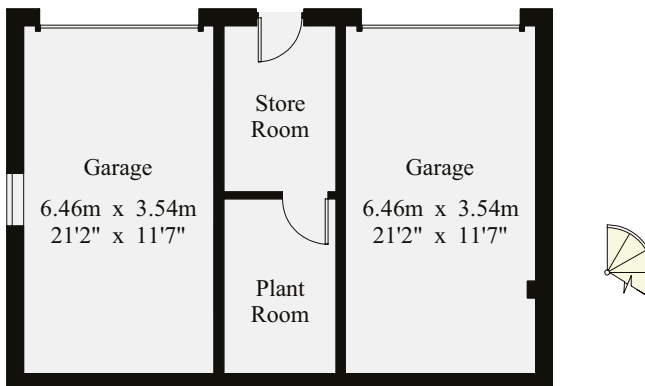
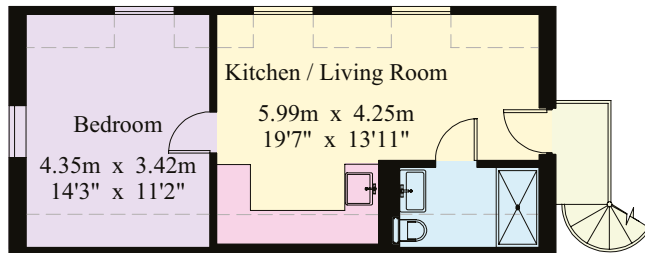
A full specification list is available upon request.

Annexe

Within the grounds of Little Edgumbe is a one bedroom annexe complete with kitchen/living room and bathroom. The annexe would lend itself well to staying guests or staff.

Approximate Gross Internal Floor Area

103.2 sq m (1,110 sq ft)





Gardens and grounds

The private garden is an important feature of Little Edgumbe, extending to the width of the property. The flat garden has so much usable lawn area and connects to the house very well. The garden provides an excellent setting for al fresco dining and backdrop to the house. The vendor has paid great attention to detail planting multiple mature specimen trees and flower beds. Approached from a impressive entrance gates Little Edgumbe has ample parking for a number of cars, as well as having a double garage building.

Services

Mains water, drainage, electricity and air source heating.

Directions (Postcode TN4 8NN)

What3words – bashful.daffodils.chase

Property information

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

EPC Rating: A





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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