



SEARCHWOOD

Bishops Down Park Road, Tunbridge Wells



A SUBSTANTIAL DETACHED FAMILY HOME

Situated on private Bishops Down Park Road, just 1.3 miles from the mainline station and offering beautifully presented accommodation in excess of 3,000 sq ft.

   EPC
5 4 4 D

Local Authority: Tunbridge Wells Borough Council

Council Tax band: G

Tenure: Freehold

Postcode: TN4 8XU what3words: ///includes.prospered.artichoke

Services: Mains water, electricity and drainage. Gas-fired central heating.



CONTEMPORARY FAMILY LIVING OVER TWO STOREYS

A welcoming entrance hall leads to all of the principal living space on the ground floor. There are two formal reception rooms, currently used as sitting and family rooms. The impressive kitchen/breakfast room comprises a range of striking wall and base units with solid worksurfaces and features a fabulous central island. The garden/dining room is flooded with natural light and spans the width of the house at the rear with bi-fold doors leading directly out to the garden, creating a wonderful entertaining space. Also to note on the ground floor is a downstairs cloakroom and utility.

The principal bedroom is situated on the first floor with an en suite shower room and superb balcony overlooking the front. There are four further bedrooms on this level (two en suite) and a family bathroom.





WITHIN EASY REACH OF THE STATION AND PANTILES

Tunbridge Wells offers a varied range of all the usual high street shops and stores as well as a number of specialist boutiques, retailers and well known jewellers.

The area is renowned for the quality of its schooling, both in the private and state sectors, including The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks. The arts are well represented at The Assembly Hall Theatre and Trinity Arts Centre with open green space at Dunorlan Park and the Common.

Tunbridge Wells Station 1.3 miles (London Bridge from 42 minutes), Pantiles 1.4 miles, High Street 1.3 miles. (All times and distances are approximate)





DELIGHTFUL GARDENS AND GROUNDS

The house is set back from the private road with ample parking on the driveway leading to an integral double garage.

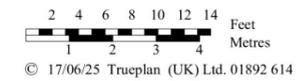
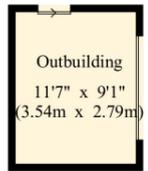
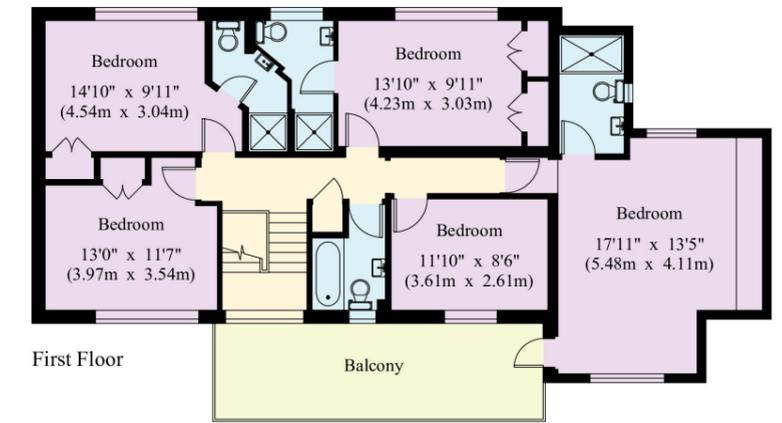
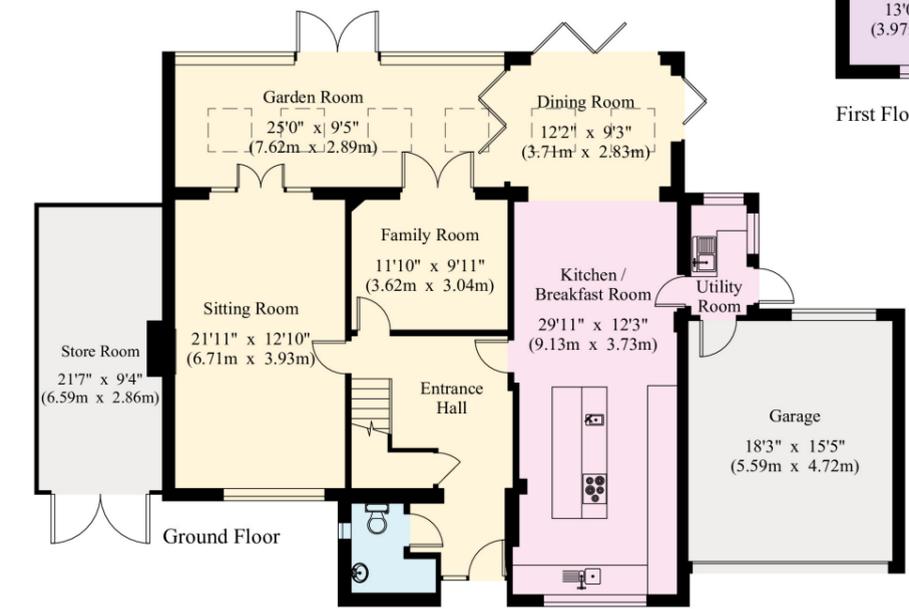
The gardens are a true highlight, having been meticulously cared for by the current owners, with an expanse of lawn bordered by established plants, shrubs and trees. A paved terrace sits adjacent to the house, creating the perfect backdrop for al fresco dining.

Agent's Note: Approximately £100 per annum contribution towards private road.





Gross Internal Area : 291.5 sq.m (3137 sq.ft.)
(Including Garage & Store Room)
Outbuilding - Gross Internal Area : 9.8 sq.m (105 sq.ft.)



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We would be delighted
to tell you more.

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