



Crofton, Hurstwood Lane, Tunbridge Wells

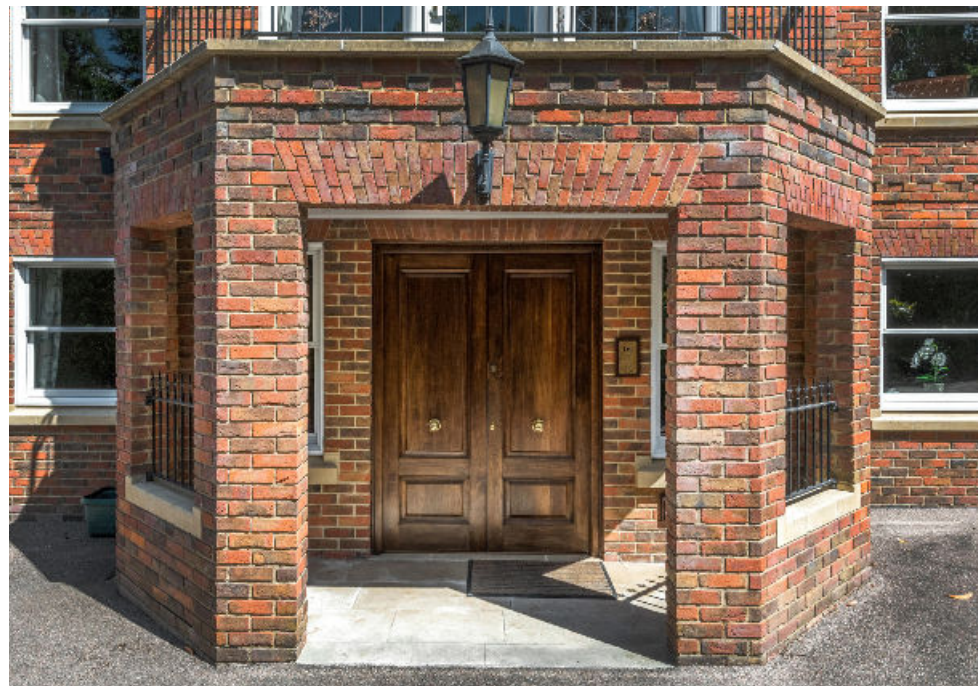


Crofton, Hurstwood Lane, Tunbridge Wells

A substantial and elegant detached house set in a prime location in the centre of Tunbridge Wells with landscaped gardens and far reaching views.

Tunbridge Wells Station 0.9 of a mile (Services to London from 42 minutes), Pantiles 0.9 of a mile, High Street 0.9 of a mile.

(All times and distances are approximate)



Guide price: £2,750,000

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council. Tel: 01892 526121

Council tax band: H

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







Beautifully presented accommodation arranged over three floors with stupendous views across Tunbridge Wells.



The Property

Commissioned by the current owner, Crofton was built in 2002 to an exceptional standard. The property is arranged over three floors and offers light and spacious accommodation extending to almost 6000 square feet with high ceilings, handmade plaster cornices and air conditioning throughout. The walnut double fronted door opens into the outstanding reception hall with a sweeping American black walnut cantilevered staircase to the ground floor. The reception hall provides access to a large family room, a filing room, a study, a shower room with w.c, the triple garage, wine cellar, plant room and a luxury six person lift.

On the ground floor, the reception rooms are filled with an abundance of natural light due to the large windows, all of which are double glazed. The drawing room is magnificent with a beautiful marble fireplace and double doors leading to the garden/cinema room. On this floor there is a dining room, family room, and elegant cloakroom. The modern kitchen/breakfast room is a fabulous space for day to day living. There are a range of fitted appliances by Miele, wall and base units, kitchen island and black granite worktops. Accessed from the kitchen is a separate utility room with access to the garden. There is a wonderful South-West facing terrace with fabulous views, the perfect place in which to relax. The bedroom wing comprises a stunning principal bedroom with a dressing room, seating area with French doors leading to the garden and a wonderful en suite bathroom. There are three further double bedrooms and three well-appointed bathrooms.

The first floor was a later addition to the property and houses two double bedrooms both with en suite bathrooms, eaves storage and a useful kitchenette.

Gardens and Grounds

The property is accessed via a private driveway with electric gates, parking for several vehicles, a large turning area and a triple garage. The house sits within the centre of the plot and the gardens have been beautifully landscaped and enjoy far-reaching views from the various seating areas. The gardens are completely secluded with mature hedging, planting borders and attractive wrought iron fencing surrounding the property.

Situation

This property is situated on Hurstwood Lane, within a desirable and highly sought-after location in the centre of Tunbridge Wells. It is approximately 0.8 miles from the town centre with its mainline railway station, restaurants and a wide array of shops and boutiques close by.

The historic Pantiles and old High-street are a short distance away, accessible via the gorgeous grounds of Tunbridge Wells' common. It is also ideally situated for access to a number of well regarded private and state schools including Rose Hill Preparatory school, Holmewood House, Skinners, Tunbridge Wells Girls Grammar and Tunbridge Wells Grammar school for Boys. Private schools include Sevenoaks school, Tonbridge for boys and Mayfield for girls.

Directions (TN4 8YA)

From the A26 / A264 crossroads in the centre of Tunbridge Wells, proceed along Church Road (A264) towards Mount Ephraim. At the traffic lights, proceed straight over and at the T junction, turn left onto Mount Ephraim and then turn right onto Bishops Down Road and then right at the bend onto Hurstwood Lane, and the property will be found on the corner behind electric gates.

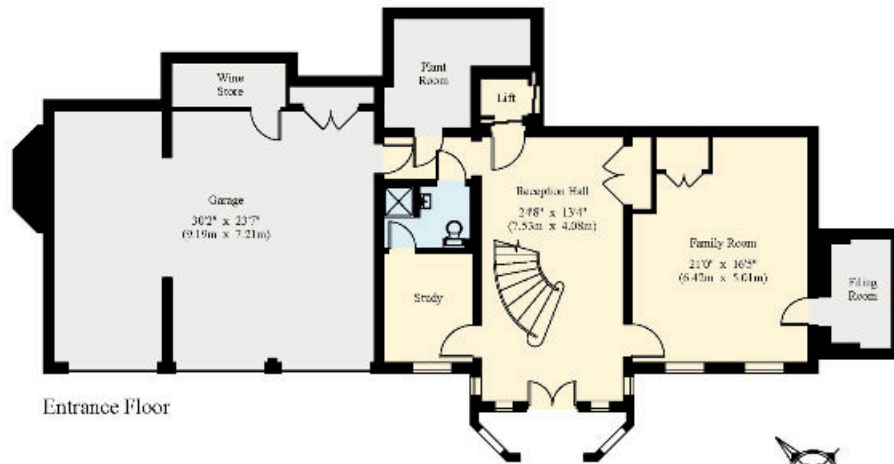




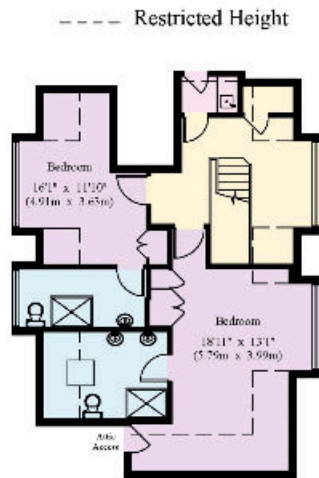




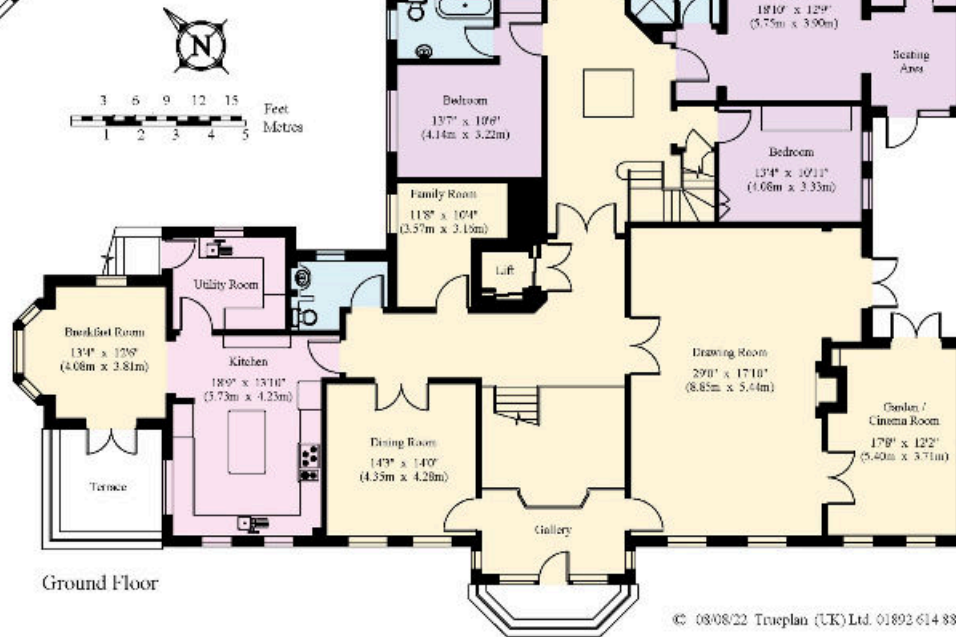




Entrance Floor



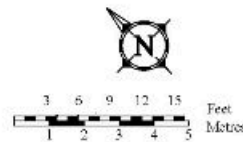
First Floor



Ground Floor

**Approximate Gross Internal Floor Area
House - 549.8 sq m / 5918 sq ft
Garage - 72.4 sq m / 779 sq ft**

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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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