

Boyne Park, Tunbridge Wells





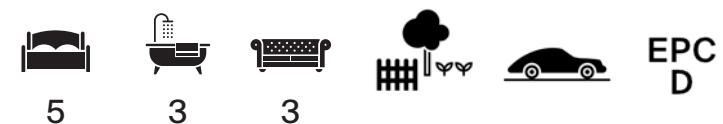
An elegant and substantial detached family home offering in excess of 3,700 sq. ft and located in a prime central location.

Situation

The property is situated in a desirable and highly sought-after residential neighbourhood in Tunbridge Wells. The house is within 0.7 of a mile of the town centre with its mainline railway station, restaurants and a wide array of shops and boutiques. It is also ideally situated for access to Rose Hill Preparatory School as well as a variety of secondary schools in the vicinity, including Skinners, Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls Grammar.

Distances

Tunbridge Wells Station 0.7 of a mile (London Bridge from 42 minutes)
A21 (Pembury) 3 miles, M25 (J5) 14 miles (All times and distances are approximate).



The Property

Offered to the open market, an impressive, double-fronted, detached, Victorian family residence which has been updated to an exceptional standard by the current owners whilst retaining many of its original features including high ceilings, cornicing, fireplaces and some stained-glass. The front door leads to a spacious and welcoming reception hall with an original oak staircase and providing access to all the principal living areas. There is a convenient cloakroom located to the right of the entrance and laundry room just beyond the staircase. The sitting room is situated at the front of the property with oak flooring and a wonderful bay window offering views of the front. The double fronted living room is of a generous size with an original, working cast iron fireplace and solid oak flooring. The open plan kitchen/dining room is located to the rear of the property with a large island, fitted wall and base units with fully integrated appliances, Mercury 5 hob cooker and a range of open shelves providing a wonderful space for day-to-day life and entertaining.

There are also two access points to the garden via a door located to both the left and right hand side of the kitchen. There is a separate office/study room with large bay windows and access to the patio and garden.

There are three large double bedrooms with a well-appointed family bathroom across the first floor. The principal suite enjoys an attractive outlook with a large bay sash window and an original feature fireplace, leading to a luxurious en suite bathroom with separate shower and bath. On the second floor there are two further double bedrooms, both with feature fireplaces and a large bathroom with further eaves storage.





Gardens and Grounds

The property is entered via two independent private driveways with parking for several vehicles. To the rear of the house is a wonderful and secluded garden with a large patio, established flower beds and lawned area. There is a beautiful trellis walkway to the left of the property with patioed steps leading to a delightful seating area. To note, there is a separate garage and store.

Directions (TN4 8ET)

From Tunbridge Wells station, proceed up the hill on Mount Pleasant Road and turn left at the traffic lights onto Church Road (A264). Continue on Church Road over the crossroads, crossing over the common, and turn right at the T-Junction onto Mount Ephraim. Turn left onto Boyne Park and proceed down the hill for approximately 200 metres where number 18 will be found on the right hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band G

Tenure Freehold

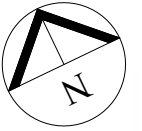
Viewings Strictly by prior appointment with Knight Frank, LLP

Approximate Gross Internal Floor Area

Main House = 330.9 sq m / 3,562 sq ft

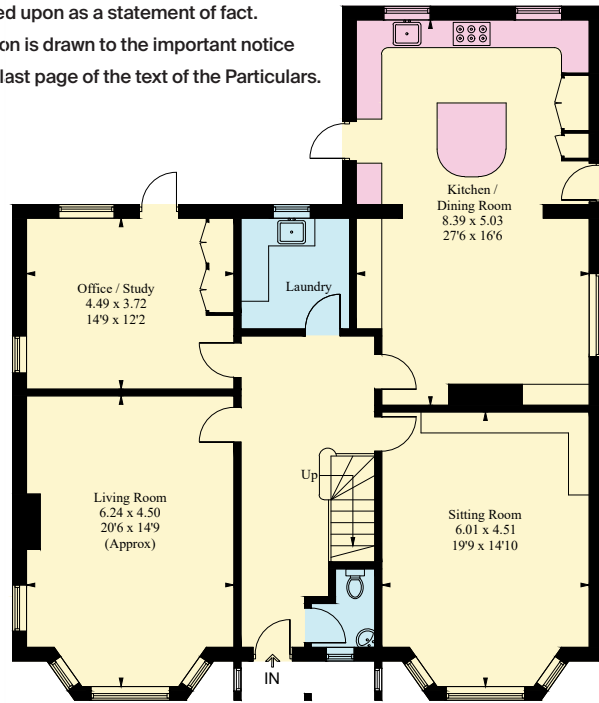
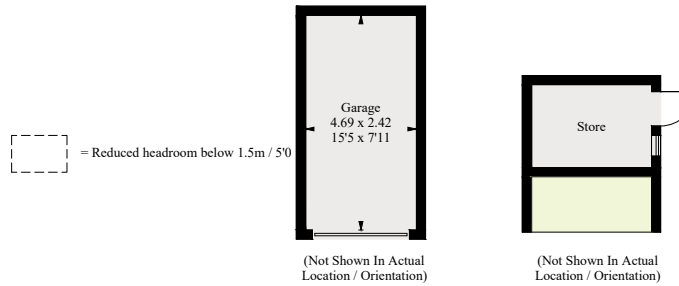
Garage/store= 15.8 sq m / 170 sq ft

Total Area = 346.7 sq m / 3,732 sq ft

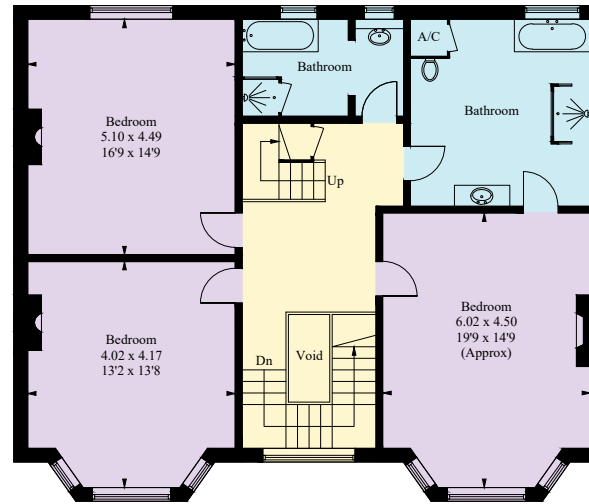


This plan is for guidance only and must not be relied upon as a statement of fact.

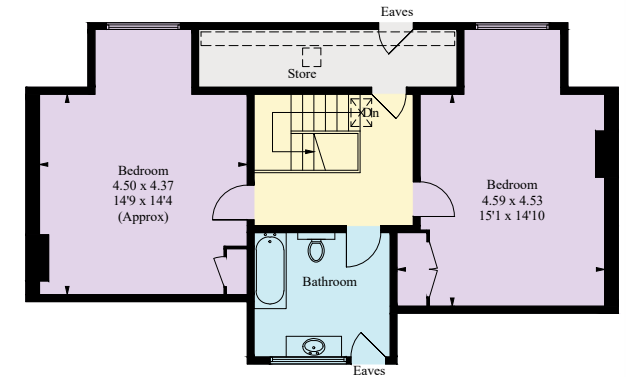
Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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Tunbridge Wells
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I would be delighted to tell you more
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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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Particulars dated [March 2024]. Photographs and videos dated [April 2023 and March 2024].

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