

A large, two-story Tudor-style house with a gabled roof, brick chimney, and a white balcony. The house is surrounded by lush greenery and a lawn. The house features a mix of brick, dark wood, and light-colored plaster with dark wood half-timbering. A white balcony with a railing runs across the second floor. The front garden is well-maintained with various plants and a set of stone steps leading to the entrance. A conservatory is visible on the right side of the house.

Littlehurst, Forest Road, Tunbridge Wells, Kent



A magnificent Edwardian home of local historical interest, spanning in excess of 6500 sq ft, offering space and period features in abundance, nestled on the South side of Tunbridge Wells in a secluded and mature plot with commanding views back towards the town.

Situation

Littlehurst was originally built as part of the Warwick Park Estate commissioned by the then Marquess of Abergavenny and designed as a one-off residence, first lived in from 1904. Set in an elevated position and surrounded by its own land, the house has commanding views back across Warwick Park and beyond towards the town whilst enjoying a leafy setting that offers easy access to the High Street, The Pantiles and all that Tunbridge Wells has to offer.

For cultural activity, there is no need to travel as Tunbridge Wells boasts its own Theatre and Arts Centre, and a multitude of shops and fine restaurants. For those wishing to commute to London by train, the property is within walking distance of the mainline station, which has services to London Bridge, Charing Cross and Cannon Street. For motorists, there is easy access to a number of major road routes, including the A21, which links with the M25 motorway network, and the international airports of Gatwick and Heathrow.



Tunbridge Wells is renowned for the quality of its schooling, both in the private and state sectors. Tunbridge Wells is home to Holmewood House Preparatory School. Within easy driving distance are also some other notable private schools, including Tonbridge School, Sevenoaks School and Benenden within The Weald. Tunbridge Wells has also retained its grammar schools, and Littlehurst is within the catchment area.

Sporting and recreational interests in the area are well served with golf at The Nevill, Lamberhurst, Nizels and Hever Castle, Horse racing at Lingfield Park, 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. There is an abundance of country walks, cycling and riding to be had in the surrounding countryside. The South Downs and Kent & Sussex Coasts are also in close proximity.

Distances

Tunbridge Wells Station 1.2 miles (London Bridge from 42 minutes).
Pantiles 0.9 of a mile, A21 (Pembury) 3.6 miles, M25 (J5) 16 miles.
(All times and distances are approximate).

The Property

Littlehurst is a substantial detached residence of local historical interest, built in Edwardian times and managing to blend modern living spaces whilst retaining the character and purity of its era. Entering the house, you are greeted by the grand reception hall with a chequerboard tiled floor and a wonderful Opal green marble fireplace providing a stunning focal point to your arrival; at the rear of the room, there is a door leading out to the rear terrace, which is covered by a beautiful white veranda. The entrance hall offers direct access to the main living spaces, including the double aspect living room with ornate ceilings and displays some exceptional cornices, along with a central fireplace and large windows, flooding the room with natural light and offering views across the rear garden.





The kitchen, considered the hub of the house has been remodelled by the current owners with a range of smart modern units, a central island and breakfast bar and an Aga. Connected adjacent is the main dining room, which has a wood-burning stove and can be easily used on a day-to-day basis or for more formal occasions. Natural light floods into this room from the conservatory, which leads off of the dining room and provides a beautiful space to enjoy views of the garden.

Also of note, on the ground floor, there is an informal sitting room, a study which has a selection of inbuilt study furniture and bookcases, a vast utility and drying room, the downstairs cloakroom and stairs leading down to the cellar where there is an impressive wine cellar, gymnasium and three storage rooms.

The principal suite comprises a large double-aspect bedroom, leading to a stylish en suite bathroom, which has been modernised and upgraded by the current owners and offers a corner shower and separate bathtub. There are five further bedrooms on this floor, all are doubles and all offering their own identity, along with two well-appointed bathrooms, these being the main bathroom and a separate shower room.



Gardens and Grounds

The house is set back from the road, set behind a wealth of mature trees and rhododendrons. Approached via a five-bar gate, this leads to a tarmac driveway that leads up to the front of the house, offering access to the garage block and parking for multiple vehicles. There are two EV charging points and an area at the front of the property, which has been made into and is used as a dog-proofed exercise area.

To the rear of the property is a beautifully landscaped and mature garden with a large sandstone terrace, ideal for al fresco entertaining, a raised fish pond and space for a hot tub. Steps lead down between ornate pillars to an expanse of lawn, which stretches across the width of the property and wraps around the southwestern side of the house. Within the garden, there are a number of majestic specimen trees and an array of mature plants and shrubs, which ensure colour and interest all year round.

Agents Notes: The first section of the drive to the road is shared access to the three houses it serves. There is a right-of-way access to the small piece of land that sits amongst the surrounding gardens.





Directions (TN2 5JD)

Heading away from the town centre on Bayhall Road, continue as the road turns sharply to the right and becomes Forest Road. Continue along this road for approximately 0.7 miles, and the property (154) is located on the right-hand side (through a shared initial drive and then continue on the left-hand side, through a five-bar gated entrance).

Property information

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

Local Authority Tunbridge Wells Borough Council

Tel: 01892 526121

Council Tax Band H

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

Approximate Gross Internal Floor Area

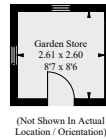
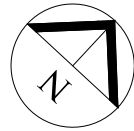
Main House = 469.6 sq m / 5,055 sq ft

Cellar = 134.7 sq m / 1,450 sq ft

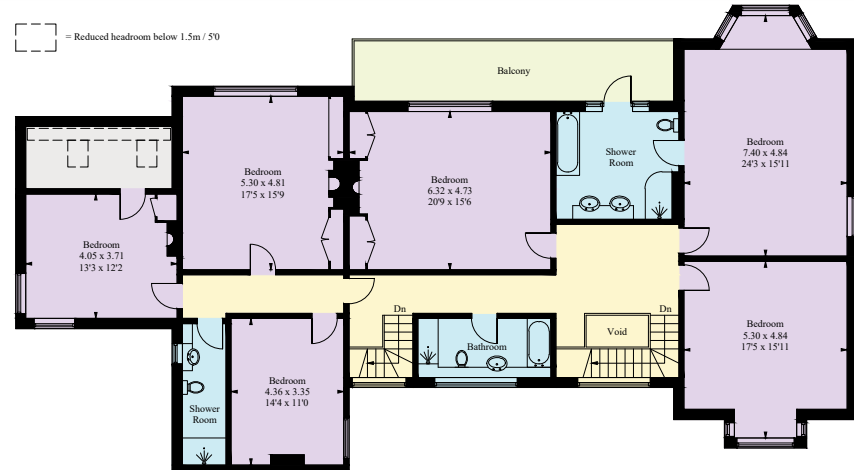
Garden Store = 6.8 sq m / 73 sq ft

Total Area = 611.1 sq m / 6,578 sq ft

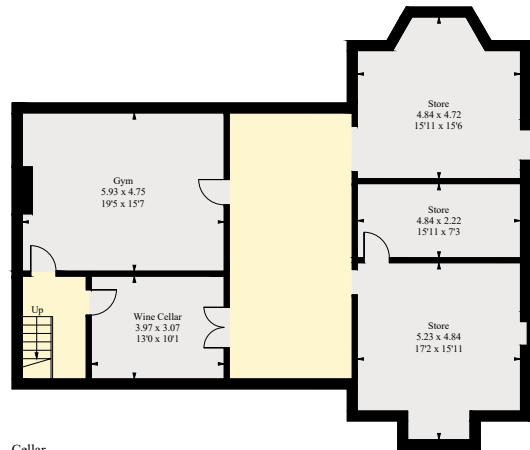
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



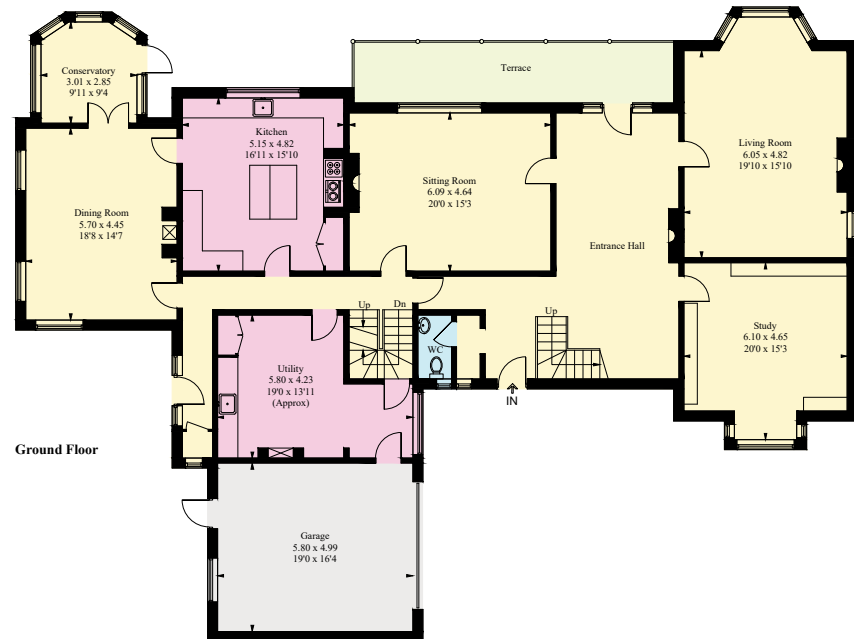
(Not Shown In Actual Location / Orientation)



First Floor



Cellar



Ground Floor

Knight Frank
Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
 Ross Davies
 01892 515035
ross.davies@knightfrank.com



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