



Woodbury Park Gardens, Tunbridge Wells, Kent

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A substantial 1910's semi-detached home offering well proportioned and beautifully presented family accommodation arranged over three floors; situated close to the sought-after St. John's area of Tunbridge Wells.

Tunbridge Wells Station 1.2 miles (London Bridge from 43 minutes). The Pantiles 1.3 miles. Pembury (A21) 5.9 miles. London 41 miles.

(All times and distances are approximate)



**Tenure:** Freehold

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

**Council tax band:** F

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



## The Property

The property has been renovated and refurbished to an exceptionally high standard by the current owners, blending its period features with an array of wonderful modern touches to provide generous and flexible accommodation.

The front door opens up to a large and welcoming entrance hall that provides access to all the principal living areas. The sitting room with boxed bay window is situated to the left of the entrance with a log burner and views overlooking the front.

The open plan kitchen/family room is a spectacular space with a large island with seating areas offering fitted wall and base units, integrated appliances, Rangemaster cooker and underfloor heating; bi-fold doors lead out to the picturesque garden. There is also a large dining area with a log burner.

On the first floor, there are three generous sized bedrooms and a large family bathroom with a roll top bath. The principal bedroom offers ample space for storage with views overlooking the front. The secondary bedroom also has an ensuite with shower. On the second floor there is an additional bedroom with bathroom with further eaves access.

To note, on the lower ground floor there is a sizeable cellar that is split into three rooms, some of which are currently used for storage.

## Gardens and Grounds

The property has a private driveway with space for parking. The rear garden flows seamlessly from the kitchen with bi-fold doors leading directly onto a patio area, ideal for alfresco entertaining. The garden has been beautifully maintained, with a number of established plants shrubs and trees creating an inviting, secluded space.





## Situation

The property is situated close to the centre of Tunbridge Wells, yet in a secluded position; it is within easy reach of the principal shopping areas with many major national stores in Royal Victoria Place. The property is well placed for the mainline station as well as a variety of choices of bars, restaurants and boutiques in the Pantiles and the Old High Street. The area is renowned for an excellent choice of educational facilities within the state and private sectors including Rosehill, Girls and Boys Grammar Schools and Skinners School for boys

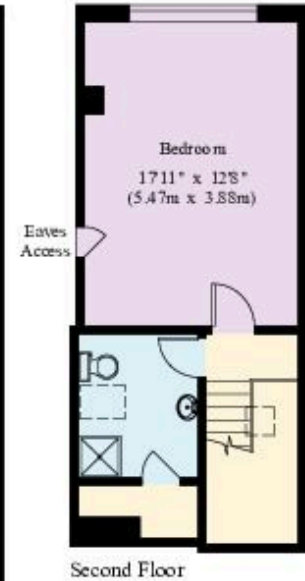
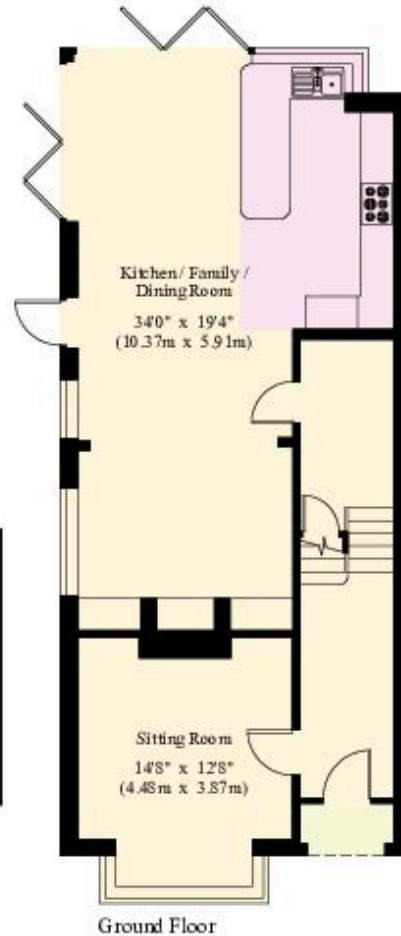
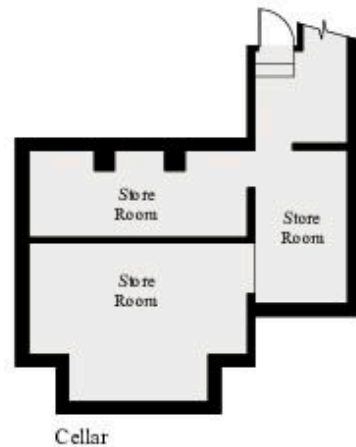
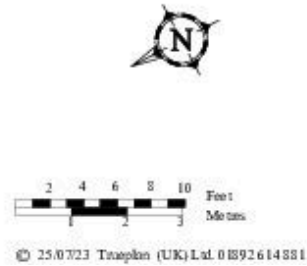
## Directions (TN4 9JT)

From our offices and the crossroads in the centre of Tunbridge Wells, turn right onto Church Road (A264). At the traffic lights, turn right onto London Road (A26). Continue to the roundabout and proceed straight over, and then take the second turning on the right into Woodbury Park Road. After a short distance, turn left into Woodbury Park Gardens where the property can be found after a short distance on the right-hand side.



## Approximate Gross Internal Floor Area 218.0sq m / 2346 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.



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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 July 2023. Photographs and videos dated July 2023.

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