

A photograph of a large, three-story, cream-colored stone building with classical architectural details. The building features a prominent bay window on the right side and a smaller bay window on the left. The facade is adorned with white decorative moldings and pilasters. A black downspout runs vertically along the side of the building. In the foreground, there is a well-maintained garden with a gravel path, a low green hedge, and several potted plants. To the left, a stone wall with an arched gateway is visible, surrounded by lush greenery. The sky is blue with scattered white clouds.

Grove Hill Gardens, Tunbridge Wells

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A fine, attached Georgian family house offering immaculately presented accommodation approaching 5,000 sq ft and situated in the highly sought-after 'Village' area of town.

### Situation

Grove Hill Gardens is situated in the 'Village' area of Tunbridge Wells, just 0.3 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the historic High Street and famous Pantiles.

Tunbridge Wells is renowned for the quality of its schooling, both in the private and state sectors, including nearby Claremont Primary School, Holmewood House, The Mead and Rosehill Preparatory Schools and options for older children including Mayfield, Tonbridge, Sevenoaks and grammar schools for boys and girls.

Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.

### Distances

Tunbridge Wells Station 0.3 of a mile (London Bridge from 42 minutes), High Street 0.3 of a mile, Pantiles 0.5 of a mile, A21 (Pembury) 2 miles, M25 (J5) 16 miles (All times and distances are approximate).



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## The Property

Believed to have been built in the early 1800's at the same time as nearby Calverley Park and reputed to be by a pupil of Decimus Burton, 11 Grove Hill Gardens forms part of a crescent designed for the gentry and is steeped in local history. The property is Grade II Listed and was purchased by the current owners 20 years ago after a full restoration and no expense has been spared since.

An attractive entrance on the ground floor leads to an impressive hallway. There are a wealth of features typical of the period throughout the house, including high ceilings, ornate cornicing, stunning fireplaces and bow sash windows. Solid wood floors complete the ground floor.

The sitting room is situated at the front of the house with folding doors leading into the drawing room at the rear, creating a wonderfully versatile living and entertaining space. Also on this level is a good-sized study overlooking the front and a separate w.c.

Stairs lead down from the hallway to the lower ground floor and a superb, open-plan kitchen/dining space with a separate utility/laundry room and access out to the rear terrace and side of the house. The kitchen is by Tom Howley and was fitted approximately two years ago, comprising shaker style, neutral wall and base units with stunning solid worksurfaces and space for a range cooker. Also to note on the lower ground floor is a cosy snug, wine cellar, separate w.c and sauna.

The principal bedroom is situated on the first floor, with a walk-through dressing room and well-appointed en suite complete with bath and shower. The library is located on this level overlooking the rear garden.

There are five further bedrooms arranged over the second and third floors, four of which are en suite. Also to note on the third floor is a very useful hobby/studio room complete with kitchen.





## Gardens and Grounds

The house has a wonderful outlook at the front towards The Grove Bowling Club with a private driveway providing ample parking for a number of vehicles.

A secluded terrace flows seamlessly from the lower ground floor dining area with steps leading up to a southerly facing lawn with mature borders and an attractive pergola, ideal for al fresco entertaining in the warmer months.

## Directions (TNI ISS)

From Tunbridge Wells Station (Mount Pleasant Road), turn left at the mini-roundabout onto Grove Hill Road. Proceed up the hill for approximately 0.2 of a mile before turning right onto Grove Hill Gardens. Number 11 will be found on the left 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



## Approximate Gross Internal Floor Area

Total Area = 451.8 sq m / 4,863 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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