

Dunorlan Park, Tunbridge Wells, Kent





An outstanding contemporary designed house, in one of Tunbridge Wells' **most prestigious location.**

Summary of accommodation

Dining room | Sitting room | Family room | Study area | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom suite with en suite bathroom, dressing room and private courtyard | Two further bedrooms with en suite bathrooms
Further bedroom currently set up as a gym | Family bathroom

Indoor swimming pool and spa pool | Landscaped gardens with large terrace and direct access into Dunorlan Park | Double garage

Detached Annexe

Living room | Bedroom | Bathroom | Cinema | Wine cellar | Store

Distances

Tunbridge Wells town centre 1 mile (London Bridge from 54 minutes) Central London 35 miles
(All distances and times are approximate)



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

Ross Davies
01892 772947
ross.davies@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Edward Rook
020 7861 5115
edward.rook@knightfrank.com

Charlotte Hall
020 3866 7826
charlotte.hall@knightfrank.com

Situation

Dunorlan Park is an exclusive park in the centre of Tunbridge Wells. In 1823 John Ward, a partner of Decimus Burton, created the lake on the original farm for recreational use. He then sold the farm in 1854 to Henry Reed who demolished the farm house and built a new house – Dunorlan – in Italianate style. The site of the house is high on the ridge, positioned to provide privacy and advantage of the fine views. Tunbridge Wells Borough Council purchased the site in 1945 but unfortunately, due to a fire, the house was demolished in 1958. The site was then sold to private developers, with Dunorlan House being the principal residence constructed in 1998.

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 main line 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 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 school, and Dunorlan House is within in the catchment area.

Sporting and recreational interests in the area are well served with golf at Nizels, Lamberhurst 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.





Dunorlan House

Dunorlan House is a contemporary designed family home set in an elevated position with outstanding views over Dunorlan Park and lake. The position is unique and the current owners have extended and reconfigured the property to include large glazed units facing south, taking advantage of the wonderful views. The enhancements undertaken by the current owners include complete re-decoration of the house, re-configuration and addition of extra accommodation. Dunorlan House has impressively achieved an EPC A rating and benefits from 46 solar panels. All of the work has been done to a high standard and to preserve the architectural style of the house.

The accommodation extends to over 5,600 sq ft and the living spaces are thoughtfully arranged over two floors and the spaces are well balanced between formal and informal living, and offer exceptional entertainment areas that are extremely light and bright with full height south facing windows along the length of the façade.

The principal reception rooms on the ground floor comprise a large sitting room with open fireplace, dining room and a family room and study area, all with impressive ceiling heights and finished to an exquisite standard throughout.



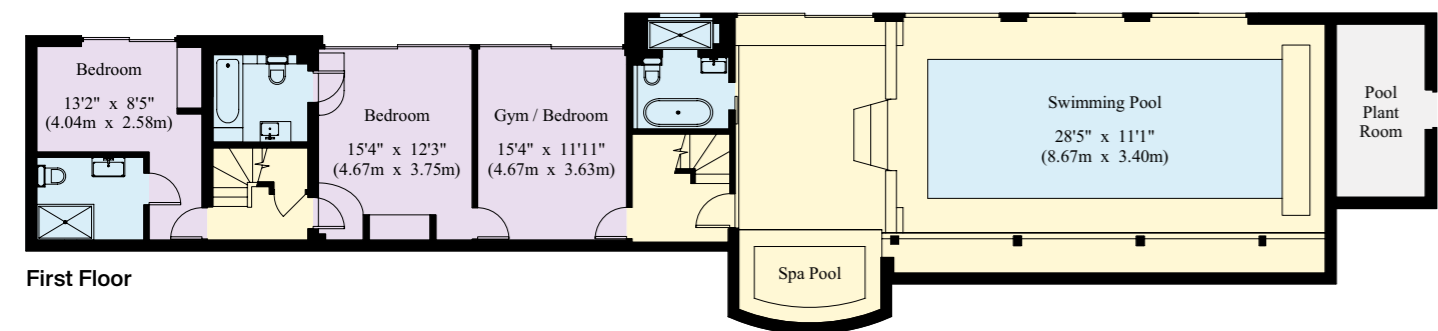
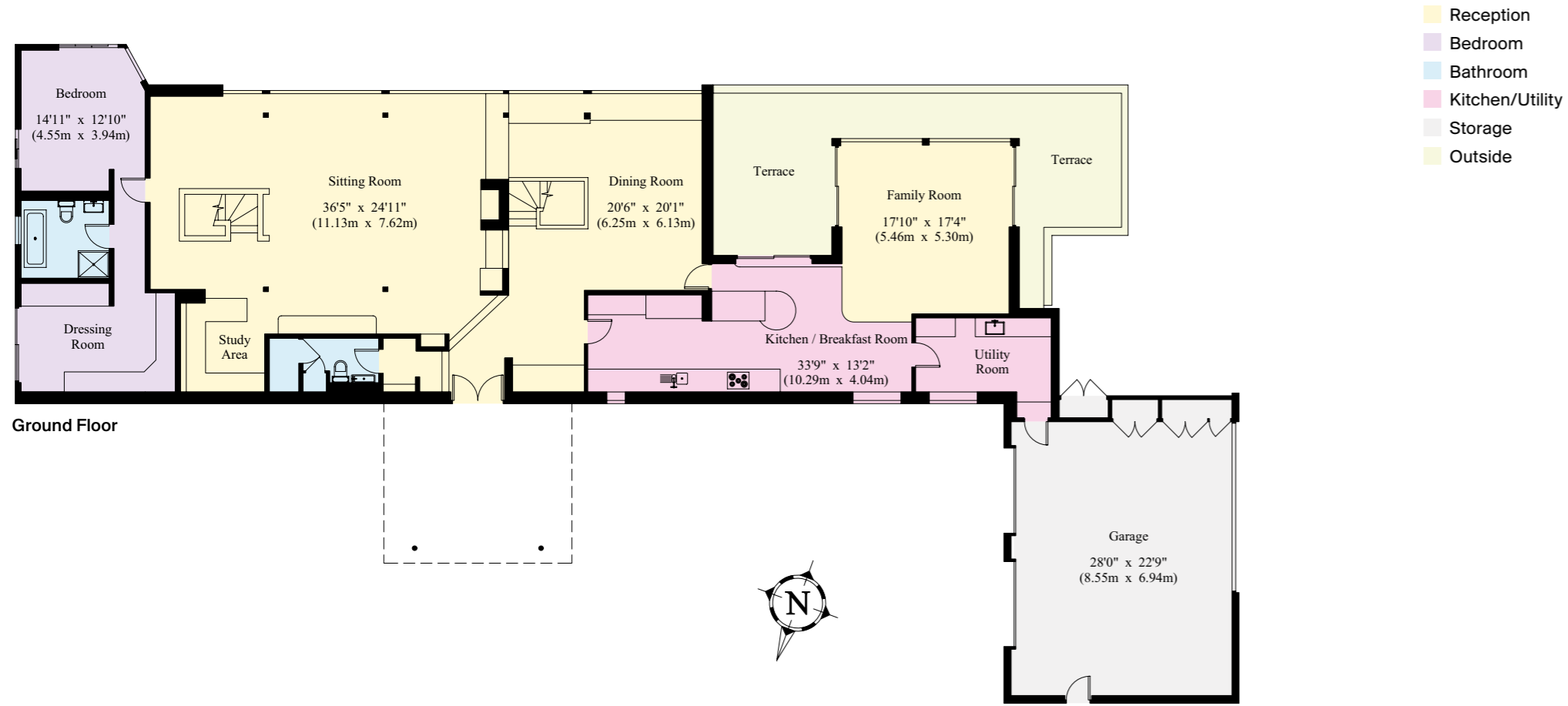
The ground floor features a bespoke Smallbone kitchen finished in American Walnut which is well equipped with a work island, fitted Miele appliances and a larder cupboard. Extended in 2015 the current owners added on the family room which adjoins the kitchen and has direct access out to the rear terrace, an ideal spot for al fresco dining. Accessed off the kitchen is the large utility which leads directly into the double garage.

Dunorlan House has excellent bedroom accommodation with a generous double aspect principal bedroom suite with a en suite bathroom, dressing room and charming private courtyard. There are two further bedrooms

with en suite bathroom, a further bedroom, which is currently set up as a gym and a family bathroom. All of the bedrooms enjoy far reaching views of the glorious gardens and Dunorlan Park.

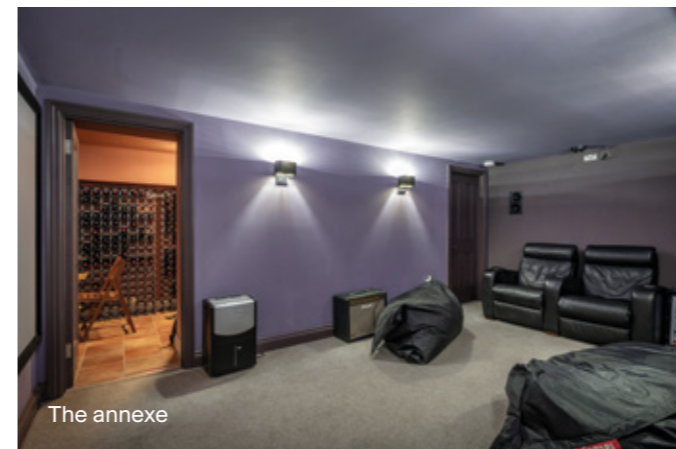
The leisure complex with indoor heated and automatic chlorinated swimming pool, spa pool and plant room are accessed from the lower ground floor, and also have doors leading out to the garden. An interesting feature is the exposed stone wall from the original dwelling at Dunorlan House.





Approximate Gross Internal Floor Area
524.5 sq m (5,645 sq ft)

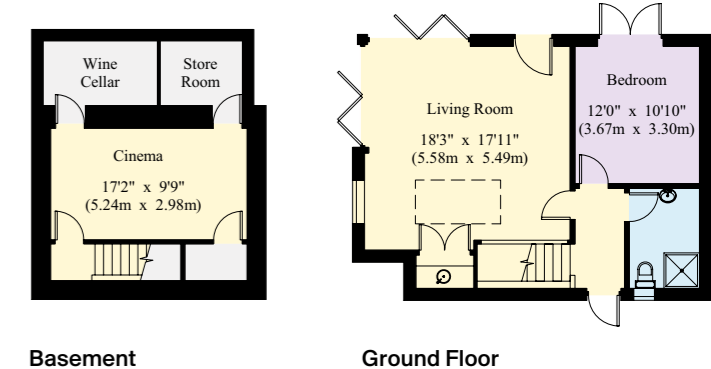
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



The annexe

Situated next to the main house, and with it's own access is the one bedroom detached annexe complete with living room, cinema, bathroom and wine cellar. The annexe is a great entertaining space and would lend itself well to staying guests or staff.

Approximate Gross Internal Floor Area
91.2 sq m (981 sq ft)



Basement

Ground Floor



Gardens and grounds

Dunorlan House is approached from a private road and via an electrically operated gated entrance with sweeping gravel driveway which leads to a large parking area and a double garage building.

To the front there are a multitude of mature trees, shrubs and plants making it quite secluded. To the side is a brick paved path with pergola leading to the feature garden. There is an elevated decked terrace off the kitchen/breakfast room with part parapet surround and gravel feature.

The incredibly private and well-maintained garden is an important feature of Dunorlan House. Extending to the width of the property, the flat garden has so much usable lawn area and connects to the house very well. The garden provides an excellent backdrop to the house. The vendor has paid great attention to detail planting multiple mature specimen trees and flower beds. There is direct access into the park.





Postcode

TN2 3QA

Services

Mains water, electricity and drainage. Gas central heating.

Property information

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council: 01892 526121

Council Tax: Band G

EPC Rating: A



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



