

Dunorlan House, Tunbridge Wells, Kent





An outstanding contemporary 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)



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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.



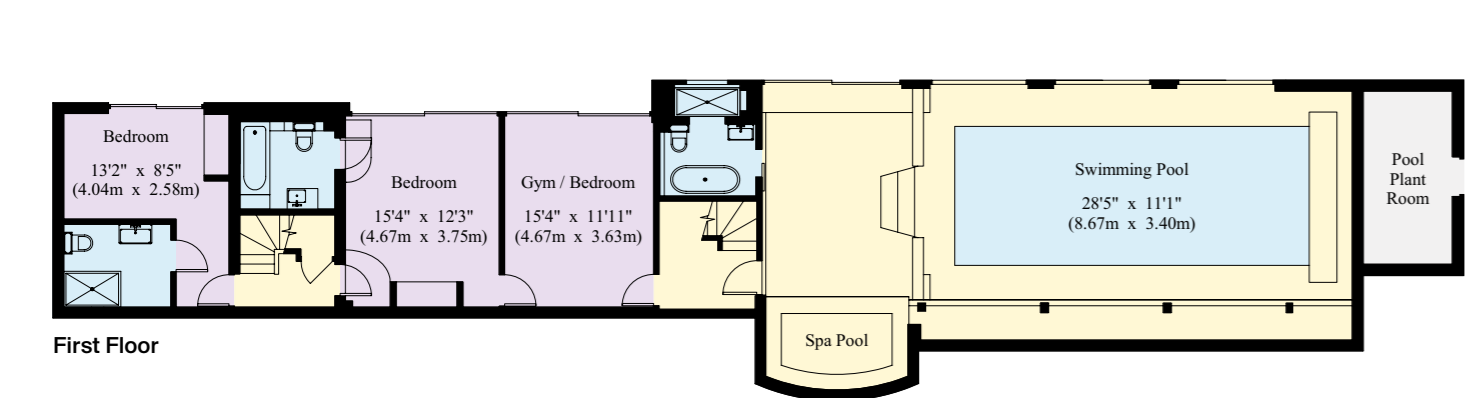
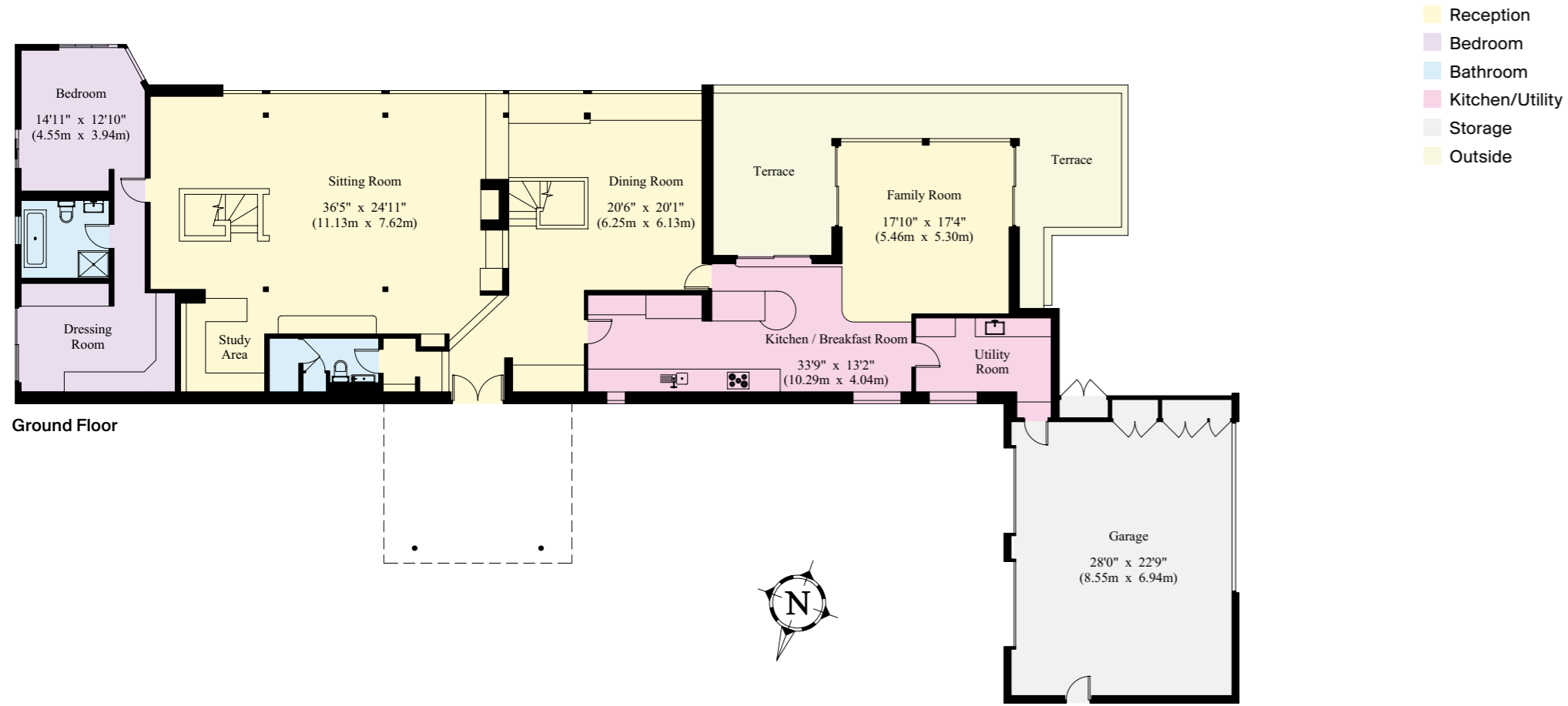
The ground floor features a bespoke Smallbone kitchen finished in American Walnut which is well equipped with a work island, fitted Miele appliances and a larder cupboard. Extended in 2015 the current owners added on the family room which adjoins the kitchen and has direct access out to the rear terrace, 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)

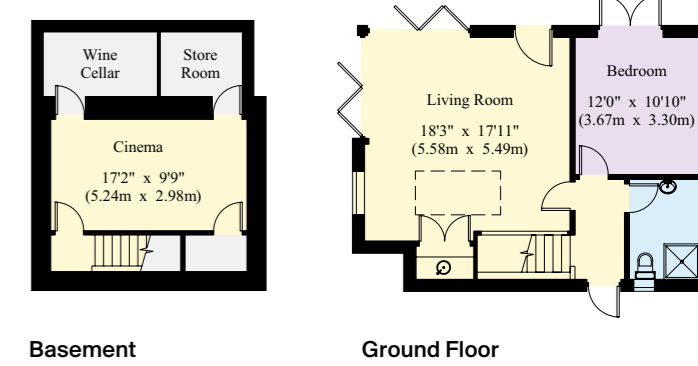
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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)





Gardens and grounds

Dunorlan House is approached via a private road with an electrically operated gated entrance that opens onto a paved driveway, leading to a spacious parking area and a double garage. The view as you approach gives the impression of arriving at a Mediterranean villa, with beautiful wisteria draped over the covered entrance.

The front of the property is surrounded by mature trees, shrubs, and plants, offering complete seclusion. To the side, there is a brick-paved area with a pergola, where the annex is located, complete with its own private garden. An elevated, decked terrace off the kitchen/breakfast room offers an outdoor dining area.

The Incredibly private well maintained Garden is an important feature of Dunorlan House. The flat garden below the house extends beyond the width of the house with an extensive useable lawn area that is framed by magnificent rhododendrons and azaleas with the original wall facing the park that had been laid out by the master landscaper Robert Marnock. The views are stunning throughout all seasons.





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.

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

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