



## 17 OAKDALE ROAD

Tunbridge Wells, Kent



## A FINE VICTORIAN DETACHED FAMILY HOME

On the market for the first time in over 50 years, offering a unique opportunity for restoration and situated in a prime location on Oakdale Road.

   EPC  
6 2 3 F

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas supply has been capped.

Postcode: TN4 8DS [what3words.com/zebra.sentences.awards](https://what3words.com/zebra.sentences.awards)

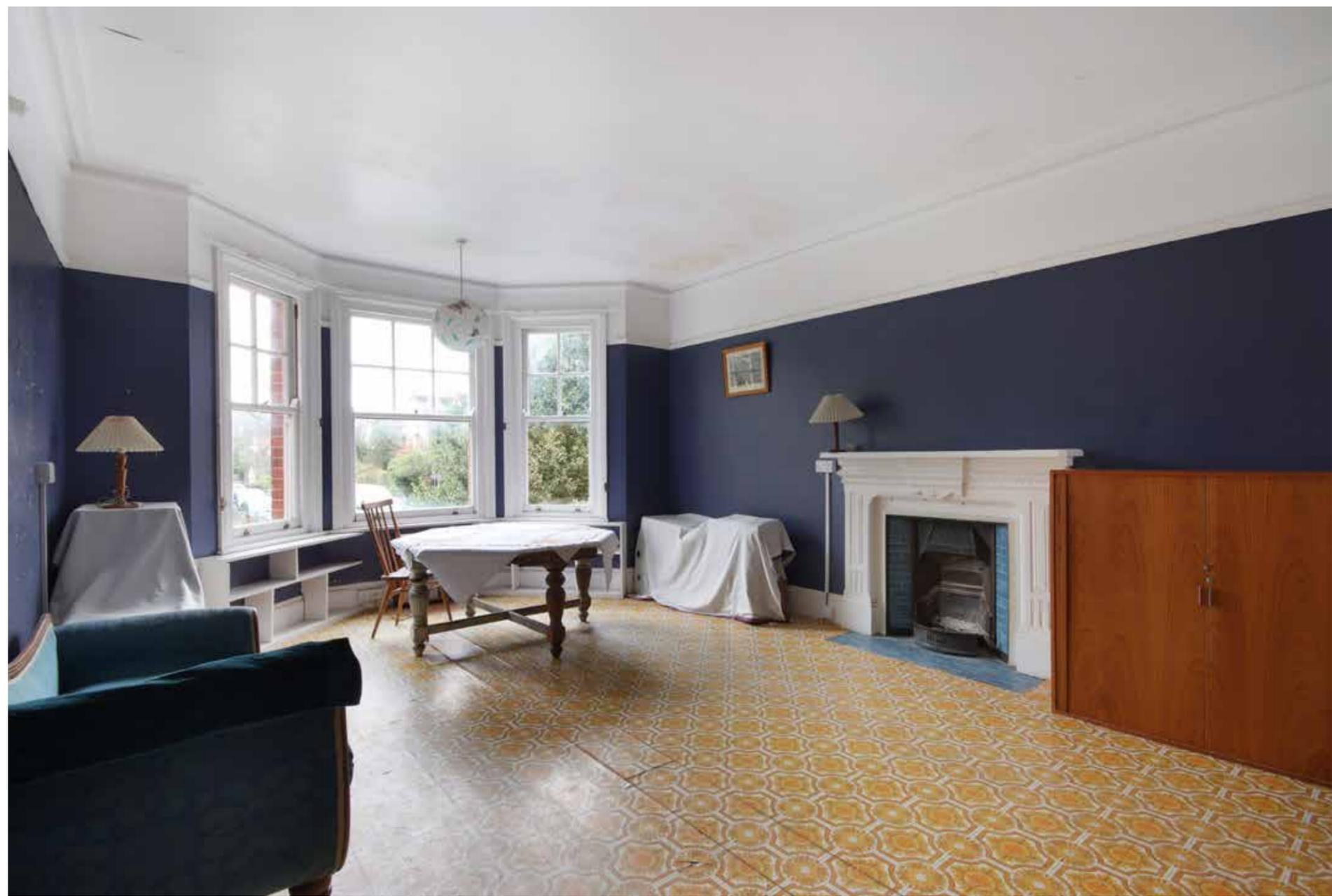


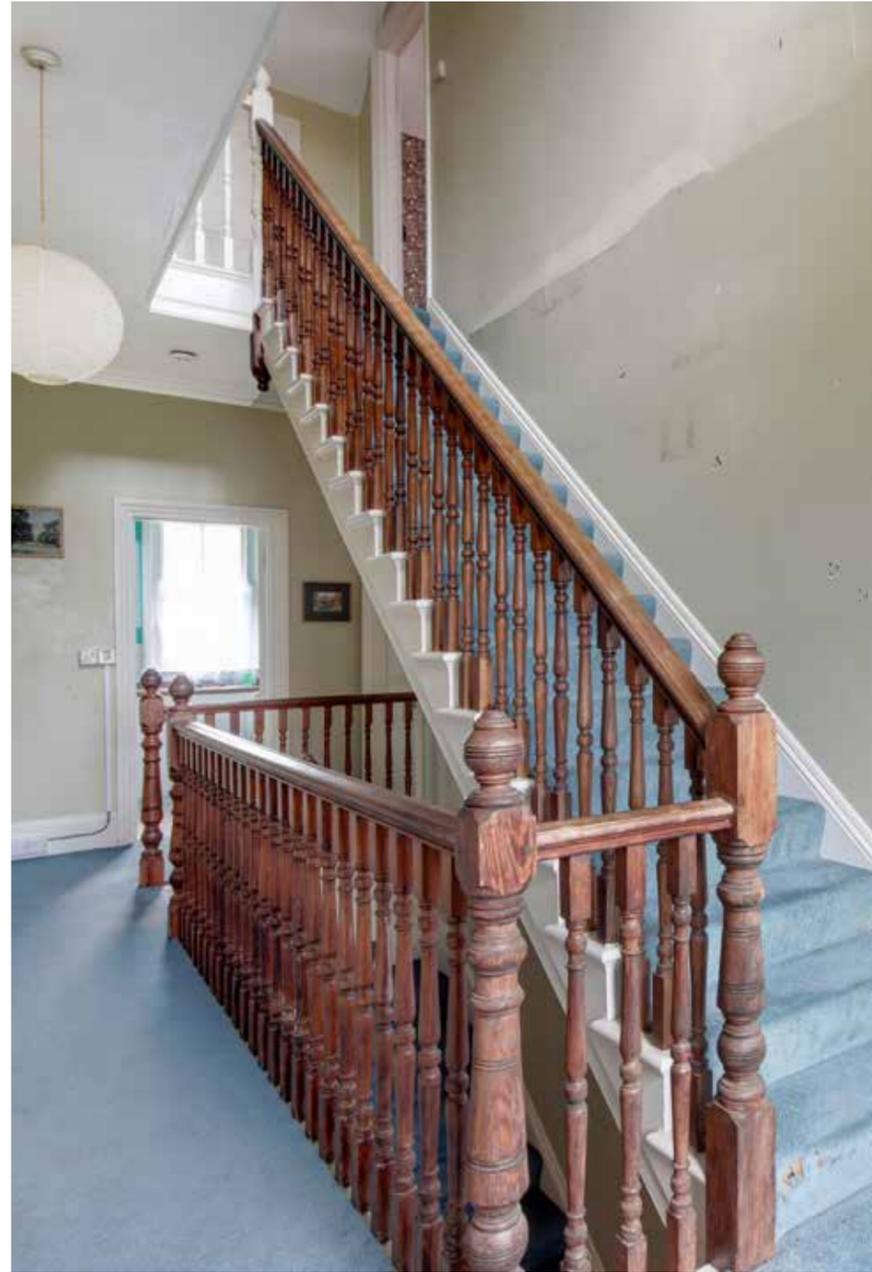
## THE PROPERTY

17 Oakdale Road offers beautifully proportioned accommodation in excess of 4,000 sq ft with a wealth of period charm.

On the ground floor, there are two formal reception rooms at the front of the house with wonderful bay windows. At the rear, there is a study, downstairs cloakroom, utility room and kitchen/breakfast room with steps leading down to the lower ground floor. The lower ground floor offers substantial space for storage and access out to the garden.

There are six bedrooms arranged over the first and second floors, served by two family bathrooms.





## OUTSIDE AND SITUATION

The mature, established natural garden was thoughtfully designed over more than 50 years as an oasis to attract wildlife and for all-year-round colour. Parking is on-street.

Oakdale Road is situated in a desirable and highly sought-after residential neighbourhood in Tunbridge Wells. The house is approximately 0.8 of a mile from the town centre with its mainline railway station, restaurants and a wide array of shops and boutiques.

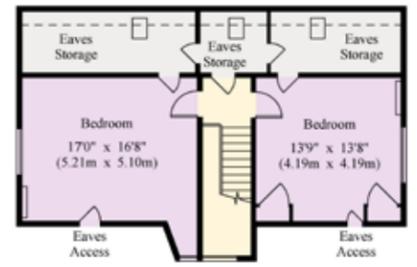
It is also ideally situated for access to Rose Hill Preparatory School as well as a variety of secondary schools in the vicinity, including Skinners, Bennett Memorial, Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls Grammar.



House - Gross Internal Area : 411.8 sq.m (4432 sq.ft.)



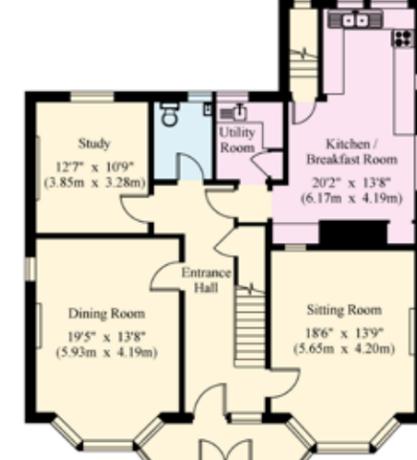
----- Restricted Height



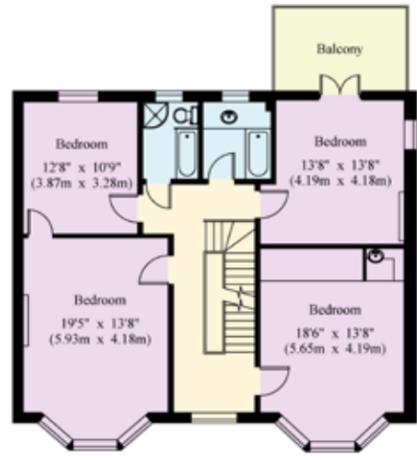
Second Floor



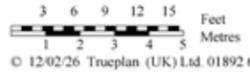
Lower Ground Floor



Ground Floor



First Floor



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
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