



Dalesmere, 28 Madeira Park, Tunbridge Wells, **TN2**

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# Dalesmere, 28 Madeira Park, Tunbridge Wells, TN2

An elegant Edwardian residence with substantial proportions, comprehensively renovated, offering purity of the era; retaining the original architectural features whilst introducing modern touches. Located on a large mature plot of 0.3 of an acre in the heart of Tunbridge Wells within 0.4 of a mile from the famous Pantiles.

Tunbridge Wells Station - 0.5 of a mile (London Bridge from 42 minutes).

High Street - 0.4 of a mile. Pantiles - 0.4 of a mile. A21 (Pembury) - 2.6 miles.

M25 (J5) - 14.5 miles. (All times and distances are approximate)



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## The Property

Dalesmere was built in 1900 and has only ever had 3 owners, it has not been on the market since 1930.

The property has undergone a comprehensive refurbishment in recent years by the current owners, who have protected the purity of the Edwardian era and blended this with some wonderful modern touches.

The front door opens into a spacious hallway where you are welcomed by a fireplace with log burner and access to the principal living areas. At the rear of the house is a spectacular kitchen and orangery offering a wonderful open plan living space for day to day living. The handcrafted kitchen is flooded with natural light all day from the large ceiling lantern. The drawing room is set overlooking the garden with beautiful picture rails, decorative cornicing and original open fireplace ensuring an ideal place for formal entertaining. Furthermore on the ground floor there is formal dining room, study, green house, walk in larder, utility room and downstairs cloakroom. whilst the cellar is accessed from the reception hall.



On the first floor there are four double bedrooms including an impressive principal suite comprising a double aspect principal bedroom with wonderful views over the gardens and a beautifully appointed ensuite shower room and walk in wardrobe. The guest suite provides a double bedroom and stylishly presented shower room. Also located on this level is the main family bathroom, and the large split level landing which is ideal for a number of uses.

On the second floor there are two double bedrooms with spectacular views across the south side of Tunbridge Wells, a large walk in store room/additional double bedroom, a boiler room and a guest shower room.

## Gardens and Grounds

The house is set on a mature plot of 0.3 of an acre, facing south and west ensuring that the gardens are flooded with natural light throughout the day. The house is set back from the road behind a high laurel hedge ensuring privacy and is approached via a wrought iron gate and front path leading to the entrance, to one side there is a driveway with covered car port. The gardens are set wrapped around the side of the house with several rooms including a wonderful sun terrace with level area of lawn, ideal for alfresco entertaining and leading to an ornate fish pond and octagonal cedar summerhouse. Steps down lead to an expanse of lawn, a wonderful iron gazebo and a wild flower meadow. A mature hedge divides the formal gardens with the kitchen garden where there are a number of raised vegetable beds, an Edwardian summerhouse with patio, a garden shed and a large garage/workshop with access to the rear drive enclosed by double wooden gates.

## Services

Mains water and electricity, gas fired central heating, mains drainage.

## Situation

The property occupies a convenient central position in one of the most highly sought after roads in the town. Situated in the desirable 'Village' area, Madeira Park is within easy reach of the town centre, with its mainline railway station, restaurants and wide array of shops and boutiques and is ideally located for access to the Nevill tennis and cricket clubs situated off Warwick Park.

## Directions (TN2 5SX)

From central Tunbridge Wells proceed south on the A26. At the mini roundabout by the Pantiles, turn left onto Nevill Street (A267) and take the first turning left into Warwick Park. Take the first turning left into Rodmell Road, which becomes Madeira Park after a short distance. Take the first right turn still signposted Madeira Park and Dalesmere is the first property on the right-hand side.

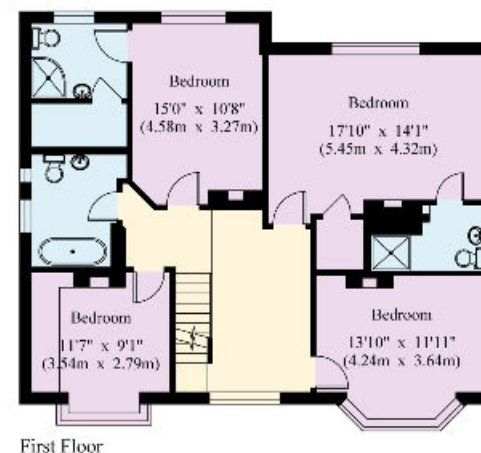
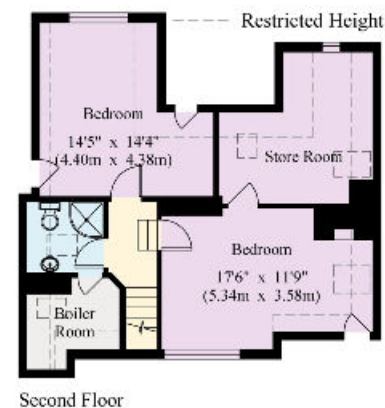
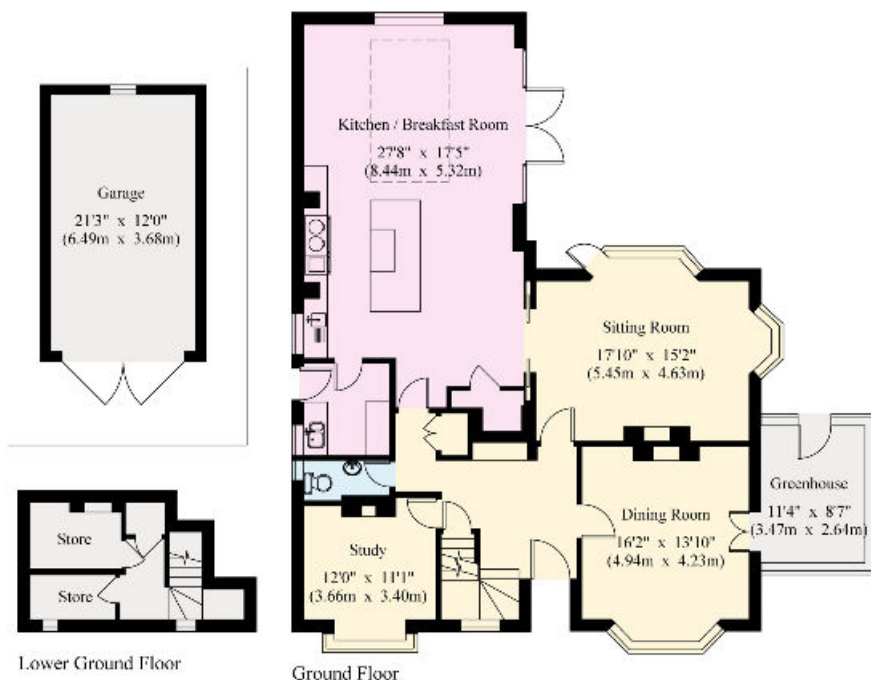








**Approximate Gross Internal Floor Area**  
**House 323.2 sq m/3478 sq ft. Garage 23.9 sq m/257 sq.ft**  
 This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice below



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