

Sandway, Glenmore Park, Tunbridge Wells





Sandway, Glenmore Park, Tunbridge Wells TN2 5NZ

Substantial, Exceptionally Renovated 4-Bedroom Family Home

Accommodation Summary

- Double fronted detached house
- 4 double bedrooms, 1 en-suite
 - Elegant sitting room
 - Games room
- Stylish kitchen/dining room
 - Study
 - Utility
- Front and rear gardens
- Double garage with off street parking



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Tucked away on the private and peaceful Glenmore Park area of Tunbridge Wells, off Broadwater Down, this beautifully presented detached family home stands proud.

It enjoys open countryside on its doorstep whilst being a stone's throw from easy access to fast rail connections to central London and the vibrant café culture of the Pantiles. It is also in the catchment area for many of the first-class schools on its doorstep, including the prestigious Tunbridge Wells grammar schools, making it the perfect home for families with professional needs.

With its handsome red brick exterior and impressive column porch the house is set back from the quiet road by a low brick wall with an interesting array of mature hedging and trees.

To the side is a hard surface off street parking area that fronts the double garage behind while a stone pathway winds you up towards the smart front door.

The impeccable design of the house offers an incredible sense of light and space which has been further complimented by the owners' eye for detail.

Each room is beautifully decorated in neutral shades of the Farrow and Ball colour palette delivering tranquillity and elegance in equal measure.

The entrance hallway, with a useful guest cloakroom, is bright and immaculate with light flooding through its front windows, a pretty first floor circular window adding charm and interest.

The living room to the left is triple aspect with a beautiful stone fireplace inviting the fire to be lit to transform a cold night into a warm and inviting one.

The back wall of windows, with a glazed door leading to the games room at the rear, is the perfect hideout for kids or for you to enjoy restful views of the garden.

Along the hallway the lime oak flooring, elegant paint palette and large window flooding the room with light adds charm to any dining experience.

There is plenty of room for a family sofa as well as a large dining table and chairs making the space perfect for family living and entertaining.

The well-designed kitchen to the right offers an abundance of painted wooden cabinetry, wooden counter space and integrated appliances including a Bosch double oven, dishwasher, freezer and an induction hob and extractor. A central island with corian composite counter top gives you plenty of space to enjoy your morning coffee whilst enjoying garden views from its dual aspect windows.

At the rear, with a practical utility room to the right, is the study which is a quiet sanctuary for home working but also provides rear garden access for muddy boots and paws.

Climbing the carpeted stairs to the galleried landing you reach four immaculate double bedrooms.

Straight ahead the master bedroom delivers luxury with a wall of fitted wardrobes and a large en-suite shower room. The three other bedrooms are all beautifully presented, spacious and light while a modern family bathroom with shower over the bath completes the floor.



Outside the landscaped garden is laid mainly to lawn with a large paved terrace perfect for alfresco dining. It is fully enclosed offering a safe sanctuary for kids and dogs and a double garage delivers great storage space for cars, bikes and garden equipment.

This substantial, beautifully proportioned family home delivers 21st Century luxury living in an enviable location. A must see!

Covered porch with column pillars to entrance door, which opens to:

Entrance hall: with front aspect opaque windows, porcelain tiled flooring with underfloor heating, cloak cupboard, radiator and doors to:

Cloakroom: low level WC, wall hung hand wash basin with mixer tap and porcelain tiled flooring.

Living room: 23'8 x 11'9' front and side aspect windows with bars, fireplace with cast iron insert with Bio Ethanol fire, limestone surround and slate hearth, radiators, rear aspect internal windows with bars with glazed door leading into:

Games room: 11'9 x 5'6' rear aspect windows with bars, side aspect French doors into garden, tiled flooring and radiator.

Kitchen/Dining Room: 36'9 x 19'11' rear and side aspect windows with bars, side aspect French doors leading onto the terrace and garden beyond, fitted Bosch electric double oven in tall housing unit, Bosch

electric induction hob with extractor fan and mirrored splash back, 1 ½ bowl porcelain sink bowl with mixer tap over, integrated Bosch dishwasher and freezer, limed oak flooring and radiators. The kitchen has plenty of wooden topped worktop space, a corian composite island with cupboard under and a good selection of solid wood eye and base level units, part glazed, painted in Farrow & Ball Bone.

Utility Room: with space and plumbing for appliances and limed oak flooring.

Study: 8'7 x 7'5' front aspect window with bars, side aspect opaque part glazed door into the side garden, fitted cupboard housing the boiler with shelving, limed oak flooring and radiator.

Stairs up to first floor galleried landing with front aspect circular window with bars, ceiling loft hatch up to part boarded loft with drop down ladder housing the water cylinder, radiator and doors to:

Bedroom 1/Master Bedroom: 14'8 x 19'11' rear aspect window with bars, a full wall width of fitted wardrobes, part mirrored, with integral hanging rails and shelving, radiator and door to:

En-suite: rear aspect opaque window, low level WC, shower enclosure with wall mounted shower, pedestal hand wash basin, electrical point for shaver and toothbrush, tiled walls and radiator.

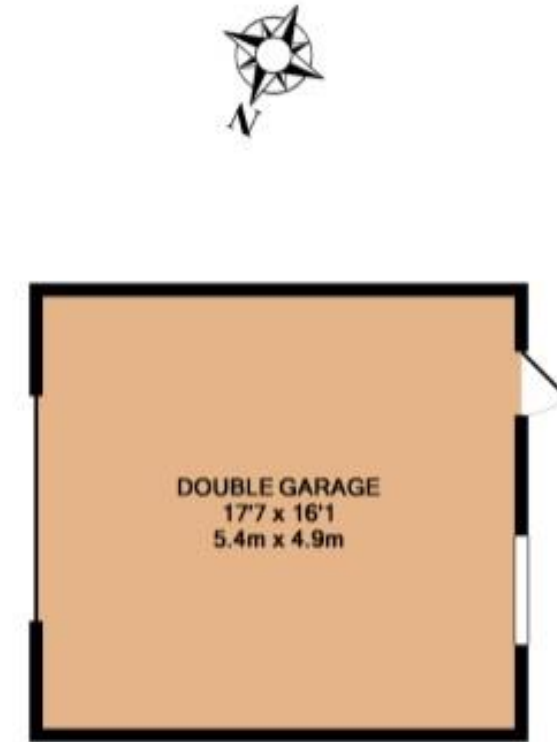




GROUND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)

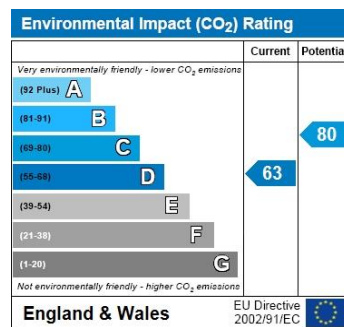
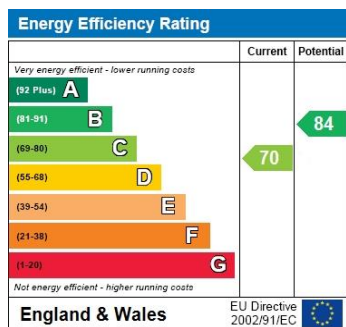


1ST FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1904 SQ.FT. (176.8 SQ.M.)





Bathroom: side aspect opaque window, tiled panel enclosed bath with glass shower screen, wall mounted rain shower and hand held shower attachment, vanity unit with cupboard under and hand wash basin with mixer tap over, low level WC, open shelving for rolled towels, heated towel rail, electrical point for shaver and toothbrush, part tiled walls, tiled flooring with underfloor heating.

Bedroom 2: 12'4 x 9'6` front aspect window with bars and radiator.

Bedroom 3: 11'9 x 9'6` front aspect window with bars and radiator.

Bedroom 4: 14'2 x 8'9` rear aspect window with bars and secondary glazing and radiator.

Outside: The house is approached via a hard surface driveway with parking for several cars that front the double garage that has lighting and electricity and up and over doors to the front with a part glazed pedestrian door with back access to the rear garden. A low brick wall with mature hedging and shrubs screen the house from the street making with a stone pathway winding up to the stone steps and entrance door with a lawned area to the front of the house and a high hedge to the right perimeter. The beautiful rear garden is laid mainly to lawn sweeping upward to the top of the garden with wooden sleeper steps. A variety of trees and mature perimeter shrubs and sleeper enclosed flower beds edge the lawn. A paved pathway wraps around the rear of the house providing access to the garage. To the rear of the kitchen and dining room is a large paved terrace area perfect for alfresco dining. There is a wooden shed and direct access from both sides of the property, accessed through a wooden gate.

General:

Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band G (£2,716)



