



Nevill House, Boyne Park, Tunbridge Wells, Kent TN4 8EL  
**Guide Price £1,650,000 Freehold**

When experience counts...

est. 1828  
**bracketts**

**Nevill House  
Boyne Park  
Tunbridge Wells  
Kent TN4 8EL**

A superb four storey town house, with extensive well planned accommodation, enjoying a desirable, residential location within half a mile of Tunbridge Wells town centre.

**Ground Floor:**

**Large Entrance Hall with Extensive Study Area.  
Integral Garage. Cloakroom.  
Large Drawing Room with Balcony.**

**Lower Ground Floor:**

**Spacious Kitchen/Breakfast Room. Utility Room.  
Cinema Room.  
Bedroom with En Suite Shower Room.**

**First Floor:**

**Master Bedroom Suite with Balcony,  
Spacious Bath/Shower Room and Dressing Room.  
Further 2 Bedrooms  
(one with En Suite Shower Room).**

**Second Floor:**

**Bedroom with En Suite Shower Room.  
2 Further Bedrooms. Family Bathroom.**

**Outside:**

**Driveway with Parking for Several Vehicles.  
Integral Garage.  
Beautiful, Landscaped Rear Garden.**

**GUIDE PRICE: £1,650,000 FREEHOLD**



## VIEWING

By appointment with Bracketts.

## LOCATION

Nevill House is situated in Boyne Park which is a prestigious residential road approximately ½ a mile from Tunbridge Wells town centre and mainline station. Tunbridge Wells offers excellent shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct, whilst there are more specialist boutiques and retailers located in the High Street and Pantiles areas of the town. Tunbridge Wells boasts two theatres, at the Assembly Hall and Trinity Arts and there are excellent recreational facilities in the locality including golf courses, tennis, sports centre and a number of private gyms. Tunbridge Wells is well known for its excellent range of schools, both state and independent, for children of all ages. There are good road links via the A21 to the M25 and the train commuter service reaches London in under an hour.

## TO BE SOLD

A superb four storey town house located in this popular and desirable residential road. The extensive accommodation has seven bedrooms, four of which have en suite facilities with all the bathrooms having been supplied by C P Hart. There is a high specification and technological finish throughout. The kitchen, living areas and bedrooms are all connected to a central home communications hub which includes Satellite television, digital television, audio networking data and voice communications. There is a visual entrance system with call points on each level; a fitted intruder alarm and fire detection system. The central heating system is via a gas fired condensing boiler with programmable zone controlled underfloor heating throughout the house. The hallways and drawing room have engineered oak flooring, whilst the kitchen and utility areas have polished porcelain floors.

## Ground Floor:

Front Door into:

### Large Entrance Hall

Extensive Study Area.

### Integral Garage

### Cloakroom

### Drawing Room

A large drawing room with engineered oak floor. Delightful aspect to the rear garden with doors to **Balcony** which provides an al fresco dining setting.

## Lower Ground Floor:

### Cinema Room

This room is fitted with a mounted projection screen, HD projector, Blu-ray player, amplifier and loudspeaker system.

### Bedroom with En Suite Shower Room

### Kitchen/Breakfast Room

The spacious, light, contemporary kitchen was designed by 'Bespoke Kitchens' and includes a range of fully integrated Miele appliances with two eye level ovens, microwave and coffee machine. There is a large fridge and freezer unit. Natural stone work surfaces and an induction hob with a retractable extractor. Filtered and boiled water taps to the sink unit. Large island unit with breakfast console. Polished porcelain tiled floor. Double doors and bi-fold doors to the rear garden.

### Utility Room

Fitted with co-ordinating units. Housing the boiler and with ample space for laundry appliances.

## First Floor:

### Master Bedroom Suite

Juliet Balcony.

### Generous En Suite Bath and Shower Room

### En Suite Dressing Room

### Bedroom with En Suite Shower Room

### Further Bedroom

## Second Floor:

### Bedroom with En Suite Shower Room

### 2 Further Bedrooms

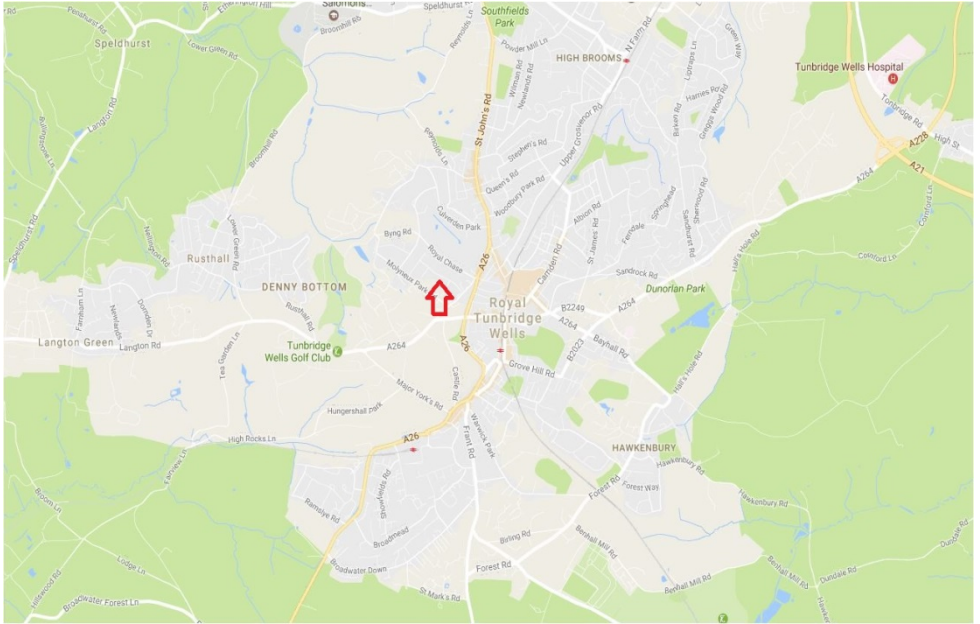
### Family Bathroom

## OUTSIDE

At the front of the property there is a driveway which provides off road parking for several cars. There is also an integral garage. A pathway leads to the side of the property to the rear garden which is accessed directly from the kitchen where there is a Heritage-style flagstone paving, raised flower beds and a further raised patio area. The garden is well screened from neighbouring properties.

# ROUTE TO VIEW

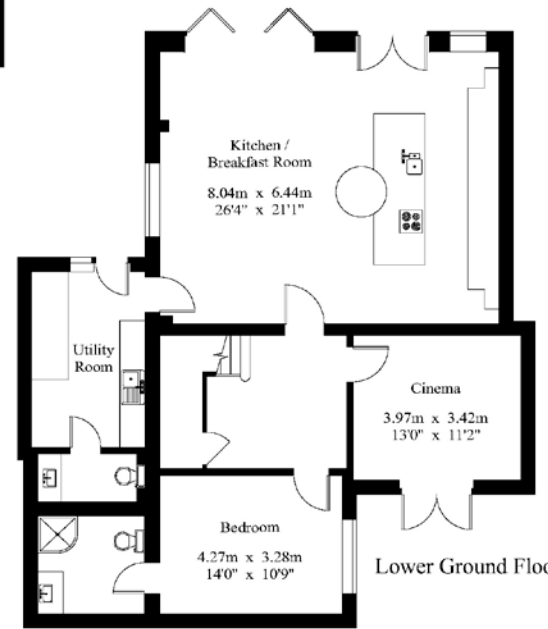
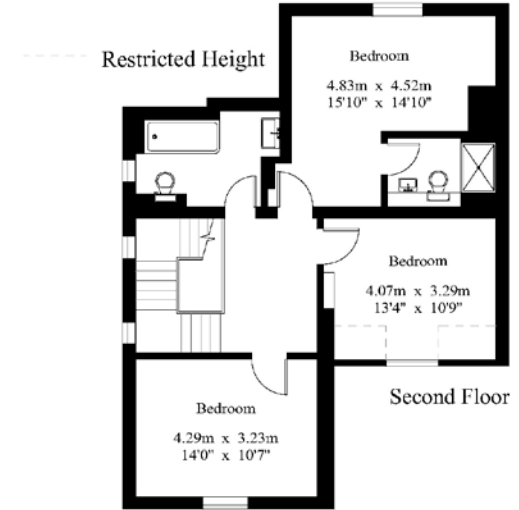
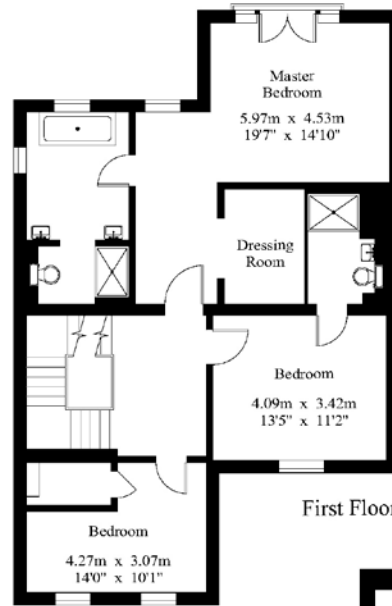
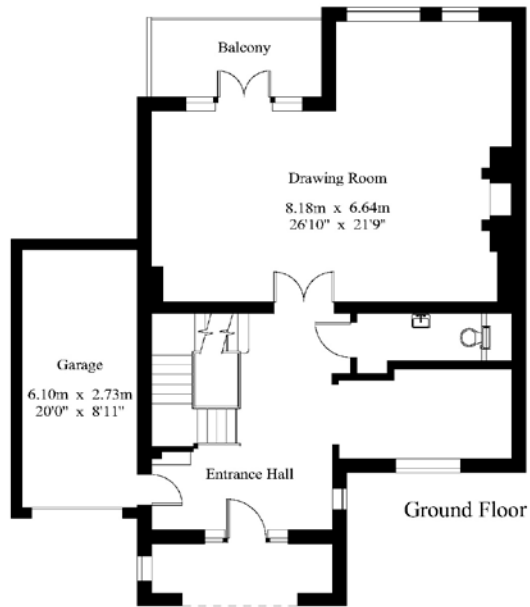
From our office in the High Street proceed north up Mount Pleasant Road and at the traffic lights turn left into Church Road. Continue straight over the next set of lights and take the right turning onto the slip road over The Common to the junction with Mount Ephraim. Turn right and then second left into Boyne Park and the property will be found after a short distance on the left hand side.



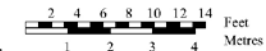


## Nevill House

Gross Internal Area : 403.0 sq.m (4337 sq.ft.)  
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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27/29 High Street, Tunbridge Wells  
Kent TN1 1UU  
Tel: (01892) 533733 Fax: (01892) 512201  
E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

