



BROADWATER DOWN
TUNBRIDGE WELLS - £1,595,000



17 Broadwater Down

Tunbridge Wells, Kent, TN2 5NJ

Entrance Lobby - Entrance Hall – Sitting Room – Drawing Room - WC - Dining Room - Kitchen - Rear Lobby Area - First Floor Landing - Master Bedroom - 4 Further Bedrooms over 2 Floors - 2 Bathrooms - Generous Gardens - Private Parking & Garage

DESCRIPTION:

The larger, front portion of this beautiful late Victorian villa offered to a high standard with impressive proportions and large mature private gardens of approx. 0.4 of an acre (TBV). Located on the favoured south side of town, the property has spacious rooms, high ceilings and a contemporary designer bathroom. There are also a wide range of period features including original parquet flooring, wooden shutters, sash windows, deep skirting boards and open fireplaces in a number of rooms. Offered to an extremely high standard with double height ceilings in many of the principal rooms and with further potential to extend into the loft areas, subject to the necessary permissions being obtainable.

The accommodation is as follows: Entry through partially glazed French doors which lead into:

ENTRANCE LOBBY:

Stone floor, double glazed stained glass window to the side, areas of exposed painted brickwork, ceiling rising to a apex, two wall mounted Potterton boilers, wall mounted thermostatic control, partially glazed period entrance doorway to:

ENTRANCE HALL:

Period parquet flooring, two radiators inset to decorative covers, double height period ceilings with period cornicing, a range of fitted cupboards and book shelves, stairs to the first floor, doors to:





SITTING ROOM:

Victorian parquet flooring, double height ceiling with picture rail, period cornicing and period ceiling rose, double glazed French doors to the garden with further single glazed windows to either side. Period shutters, feature fireplace with a tiled hearth and marble surround, two sets of radiators each in decorative covers, deep skirting boards.

DRAWING ROOM:

Victorian parquet flooring, two sets of radiators each in decorative covers, period rose, period cornicing, picture rail and feature fireplace with a wooden mantle and surround and with areas of inset metalwork, double glazed window to the side, double glazed door to the gardens with further double glazed panels above and to each side and with period shutters, deep skirting boards.

WC:

Victorian parquet flooring, low level wc, opaque sash window to the side, wall mounted sink with tiled splash back and with storage unit below.

DINING ROOM:

Victorian parquet flooring, two radiators inset to decorative covers, double glazed windows to the side with Victorian shutters, fitted units to the walls with good areas of open shelving, feature fireplace with a polished stone mantle piece and surround and with inset red metro style tiled slips as well and red metro style tiled hearth, picture rail, period cornicing and period rose, part open to:

KITCHEN:

Contemporary parquet flooring with a range of high gloss wall and base units and a polished granite work surface, two separate integrated shelf dishwashers, butler sink with feature mixer tap over, part tiled walls, integrated Kuppertsbusch electric oven, integrated Kuppertsbusch steam oven, integrated plate warming drawer, inset Teka induction hob with feature extractor hood over, space for an American style fridge freezer, high level ceilings, sash windows to the side and an arch leading to:

LOBBY AREA:

With a partially glazed, double glazed door to the side, radiator, doors leading to an under stairs cupboard area with space for a tumble dryer and with fitted shelving and fitted hooks.

Staircase with original Victorian spindles returning 180 degrees to the landing. Double glazed windows to the side.

FIRST FLOOR LANDING:

Carpet, radiator, stairs to the second floor with deep under stairs cupboard below, further fitted cupboard housing hot water cylinder and with good areas of shelving, doors leading to:

BEDROOM:

Good areas of painted exposed pine floorboards, double glazed windows to the front and further areas of adjacent wooden panelling, two radiators, period cornicing and a feature fireplace with marble surround and tiled slips and hearth and a copper style hood.

MASTER BEDROOM:

Dual aspect with double glazed windows to both the front and side, feature fireplace with a marble surround, mantle piece and tiled slips, good areas of fitted wardrobes and storage space with several areas of glass fronted wardrobes, picture rail, ceiling rose and corner decorative ceiling fans, two radiators and further areas of wooden panelling below the windows to the front.

BATHROOM:

Tiled floor, radiator, corner shower cubicle with single head shower and fitted screens, roll top bath with mixer tap and further shower attachment, low level wc, inset spotlights to the ceiling and opaque double glazed window to the side with a fitted blind.

BATHROOM:

Designed by C P Hart with feature wood effect tiled floor, large walk in shower with fitted screens, two shower heads and areas of recessed shelving, feature wide sink with mixer tap over, shelving below and wall mounted mirror inset to a recessed shelf, under floor heating, further areas of recessed shelving with mother of pearl effect mosaic tiling, low level wc, a raised tiled plinth with a feature bath with contemporary mixer tap over and further shower attachment, two opaque double glazed windows to the side, feature heated radiator.

BEDROOM:

Good areas of exposed painted floorboards, radiator, picture rail, period cornicing, sash windows to the side with areas of wooden panelling below, feature fireplace with marble mantle piece and surrounds and a stone hearth (currently with inset decorative tiling). There is a fitted cupboard to one side of the chimney breast.

SECOND FLOOR:

Stairs that return a 90 degrees. Velux window facing the front. Small galleried area.

LANDING:

Carpet, doors leading to:

BEDROOM:

Areas of sloping ceiling, inset spot lighting to the ceiling and velux windows to the sides with fitted blinds, doors to under eaves storage areas, single radiator, wood effect flooring.

BEDROOM:

Wood effect flooring, inset spot lighting to the ceiling, areas of sloping ceiling, recess with fitted cupboard area and further areas of shelving, radiator, velux windows to both front and rear each with fitted blinds, in turn a door leading to a large attic void which subject to the necessary permissions being obtainable, has excellent potential for further extension to include bedroom space and/or en suite facilities.



SITUATION:

Broadwater Down is a road comprised of a good number of elegant period buildings to the southerly side of the town centre. There is foot access to the more central south side of town where one finds good areas of independent retailers, restaurants and bars between the Pantiles and the top of Mount Pleasant, as well as the main line railway station offering fast and frequent services to London termini and the south coast. Half a mile distant from the station is the top of town with its multiple retail opportunities at the Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precinct. The town also enjoys two theatres, a number of sports and social clubs and has a good number of highly regarded schools at primary, secondary, grammar and independent levels.

OUTSIDE:

The gardens attached to the house are set to the front of the property. The property owns the drive running from Broadwater Down to the parking areas of the property which sit either side of that drive. In turn, the property owns the right hand side of a detached garage visible from the drive. The property has a right of access accordingly. The garage is currently used as a storage area but clearly has space for motor vehicle storage.

The gardens are accessed either via a side gate or indeed the reception rooms of the property itself. There is a raised terrace area to the immediate front of the property set to flagstones with ample space for table and chairs and entertaining with raised decorative retaining stone work and steps leading down to the lawn. The lawn is set to grass with stepping stones running well into the garden and with a small number of feature fruit trees. The property principally has retaining fencing with retaining hedge work to the side of the drive and fronting onto Broadwater Down itself. There is a small detached child's garden house and otherwise deep borders with a wealth of mature shrubs and specimen trees including a single magnolia tree. There are further areas of raised decking to the side of the property with additional excellent space for entertaining and relaxation and an external tap.

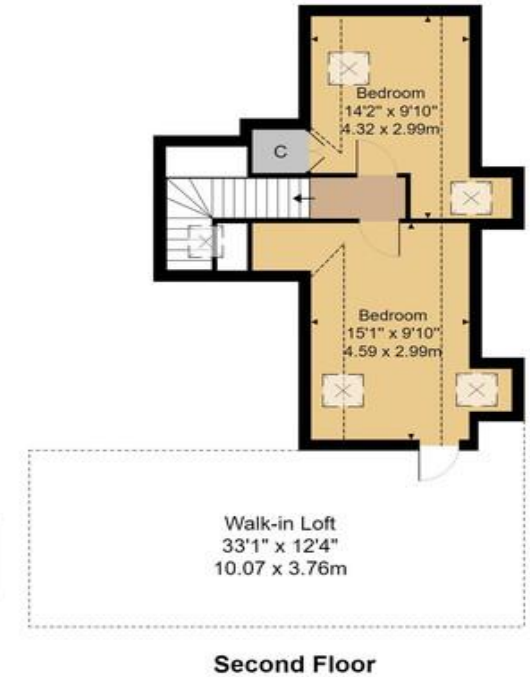
TENURE:

Freehold.

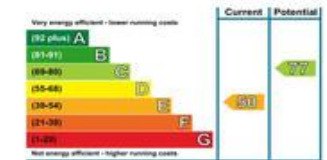
VIEWING:

By telephone appointment to Wood & Picher on 01892 511211.





House Approx. Internal Floor Area 3264 sq. ft / 303.2 sq. m
Garage Approx. Internal Floor Area 183 sq. ft / 17.0 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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