



Glendale House ♦ 32 Boyne Park ♦ Tunbridge Wells ♦ Kent ♦ TN4 8ET

A beautiful, detached Edwardian property located on one of the most desirable residential roads in Tunbridge Wells. Refurbished to an extremely high standard and offering a wealth of elegant living space.

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RESIDENTIAL





- ❖ A substantial 7-bedroom, 5 reception room family home situated in a prime Tunbridge Wells location.
- ❖ Over 6,000 square feet of elegant living accommodation arranged over 3 floors.
- ❖ Beautiful period property with many of its original features lovingly restored.
- ❖ Impressive 31 ft. kitchen with stylish cabinetry, granite worktops and quality appliances.



- ❖ 5 en-suite bathrooms, guest bathroom, utility room, guest cloakroom and separate boot room.
- ❖ Within comfortable walking distance of all the amenities Tunbridge Wells has to offer.
- ❖ Mainline station with frequent service to Central London just over half a mile distant.
- ❖ Excellent schools in the vicinity, within both the independent and state sectors.

DESCRIPTION

Glendale House is a detached Edwardian property which has been beautifully refurbished to create an impressive family home, whilst retaining the original character of the building. The accommodation is substantial, totaling over 6000 sq. ft. and incorporating 7 bedrooms, 6 bathrooms, 5 reception rooms, a spacious utility room, guest cloakroom and large boot room. It also combines the convenience of town living with all that the modern family could desire, including off-road parking for 5 vehicles, a fully working lift servicing all floors and useful basement storage.

ACCOMMODATION

An entrance lobby opens into the hallway and the textured porcelain tiles that are a feature of the ground floor of this exceptional home. The elegant drawing room has an open fire and beautiful stained glass panels, and the sitting room enjoys a feature fireplace with wood-burner and recessed fitted cupboards and shelves. Both rooms are stylishly decorated with shuttered square bay windows and have the deep skirting boards, picture rails and ornate ceilings so typical of the Edwardian era. At the end of the hallway is the impressive, 31ft open plan kitchen and dining room. This remarkable space is wonderfully bright and airy by virtue of the large atrium roof light and is a

fabulous place in which to cook and entertain. With bespoke painted cabinetry, granite worktops, an extensive island with seating, high-end appliances and a 3-oven AGA, the kitchen is simply superb and the spacious dining area enjoys direct access via bi-fold doors to the outdoor terrace. Three further reception rooms are accessed from the kitchen and an inner lobby leads to a substantial utility room, guest cloakroom, useful boot room and separate WC. There is a convenient basement storage area, which also houses the plant equipment for the fully functional lift. An elegant, wide staircase from the main hallway and a secondary inner staircase both provide access to the first floor where four of the seven bedrooms are located. The

master suite has a feature fireplace with gas fire, a fully fitted dressing room and a magnificent en-suite bathroom with freestanding bath. The remaining three bedrooms on this level also benefit from en-suite bathrooms, with extremely well-appointed fixtures and fittings. The carpeted staircase continues to the top floor and opens to a large, airy landing area which is used as a library by the current owners. To the left is a bedroom with its own en-suite bathroom, with two further bedrooms sharing a spacious, contemporary bathroom with quality fittings.

OUTSIDE

The property is approached via an attractive, brick-paved driveway offering off-street parking for several vehicles. Flower beds flank the main entrance door and there is a low level brick wall with wrought iron railings on the front boundary. The rear garden is laid mainly to lawn with raised beds along the rear border and a large paved terrace perfect for al-fresco entertaining.

THE AREA

Boyne Park is a desirable residential road situated on the west side of the vibrant spa town of Tunbridge Wells. The residents are a lovely mix of friendly families and professionals and there is a great sense of community spirit. Tunbridge Wells boasts excellent commercial and leisure facilities with well-regarded restaurants and excellent shopping opportunities. The impressive, award-winning Bluewater Shopping Centre is under an hour's drive away. There are excellent schooling options in the area, within both the state and independent sectors, including those in the sought-after Kent Grammar system. The mainline station offers a fast and frequent service into Central London, and if you want to escape to the coast, then the lovely seaside towns can be reached in under an hour by car.

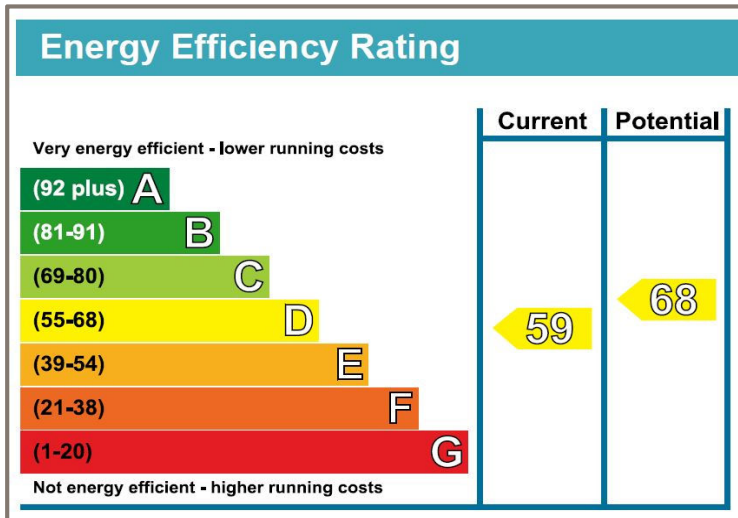
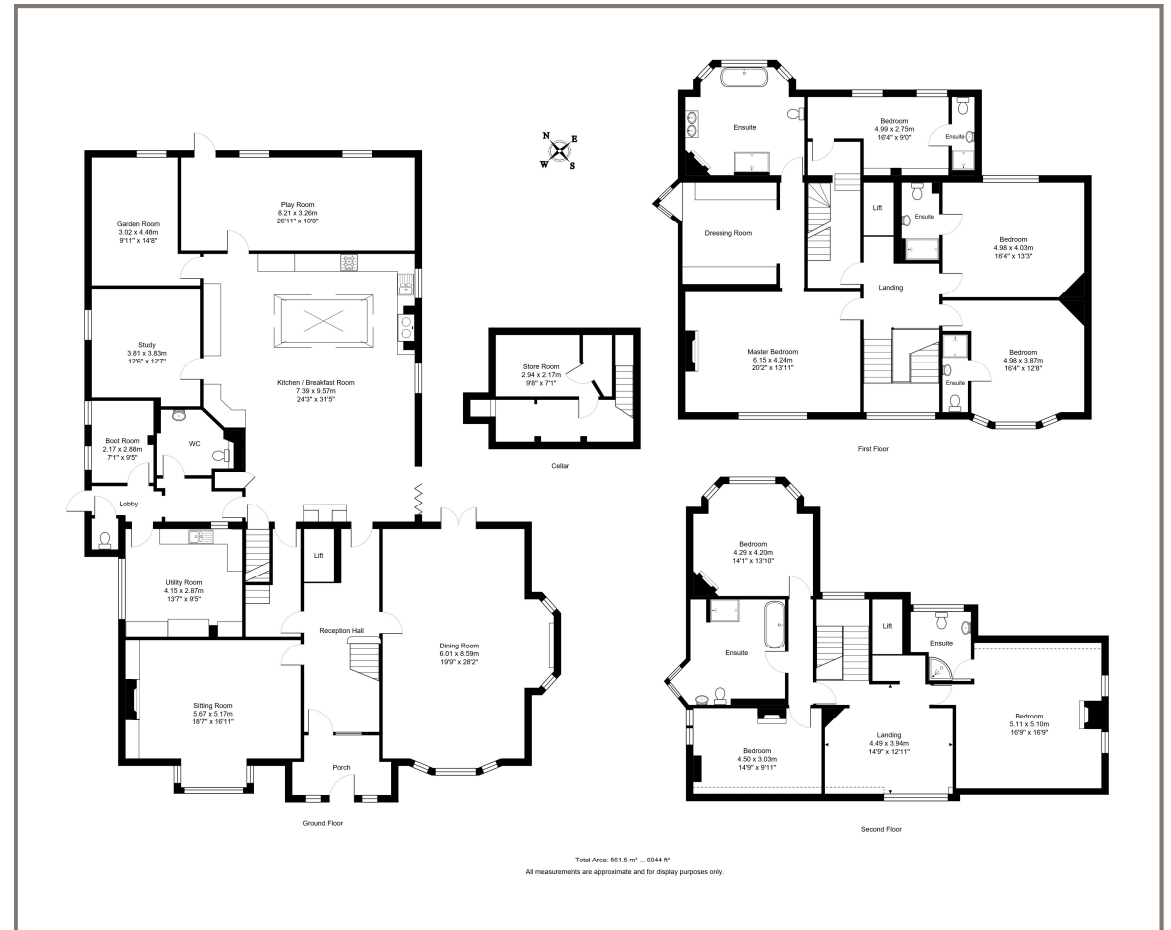
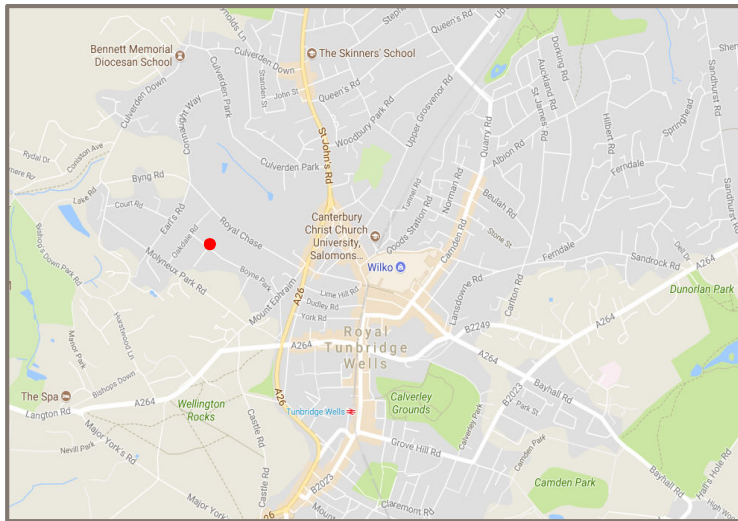


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Glendale House, 32 Boyne Park

**Freehold | Mains gas, electricity water and sewerage |
Tunbridge Wells Borough Council, band G**



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