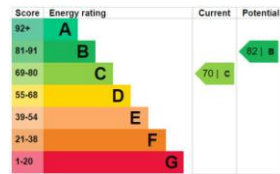
 = Reduced headroom

Nevill Park, TN4

Approximate Gross Internal Area = 152 sq m / 1637 sq ft
 Approximate Garage Internal Area = 15 sq m / 162 sq ft
 Approximate Total Internal Area = 167 sq m / 1799 sq ft
 (excludes restricted head height and carport)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



West Lodge

3A Nevill Park, Tunbridge Wells, TN4 8NW

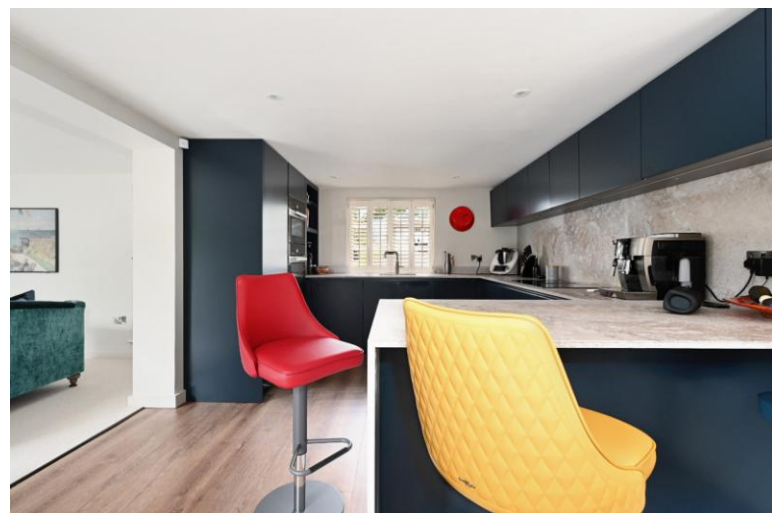


A beautifully presented detached Victorian Lodge recently remodelled to a high standard commensurate with its surroundings in one of Tunbridge Wells' premier private parks. Features include 'L' shaped open plan living around a private courtyard garden, multiple off road parking with garaging, ideally suited for buyers looking for a quality property in a country like setting within walking distance of Tunbridge Wells, Pantiles, and mainline station.

Sitting Room, Study, Kitchen, Dining Room, Cloakroom, Utility Room, Upstairs Snug (potential Bedroom 4), Principal Bedroom with Ensuite Dressing Room and Wet Room Shower, Double Bedroom 2, Luxury Bathroom, Double Bedroom 3, Ensuite Shower Room, Car Port, Garage, Multiple off road Parking.

Guide price £1,165,000 Freehold





Property Description

- ◆ Beautifully presented detached Victorian Lodge, quietly located in the highly sought after Nevill Park.
- ◆ Recently remodelled and finished to an extremely high standard.
- ◆ Features include open plan living around enclosed south facing private courtyard garden with plunge pool.
- ◆ Fully fitted attractive kitchen with Miele appliances plus modern controllable touch lighting throughout.
- ◆ Electric fitted blinds in the bedroom, sitting room and annex, new central heating system with underfloor heating and high efficiency compact radiators.
- ◆ The 'L' shaped sitting, kitchen, dining area creates an ideal layout for entertaining and features heated flooring and opens into south facing courtyard garden with bi-fold doors.
- ◆ Kitchen is fully integrated with Miele appliances including ceramic hob with in-built vent, twin ovens, fridge freezer with ice maker, dishwasher, Quooker hot tap with sparkling water function, comprehensive range of cupboards, including recycle bin and saucepan drawers.
- ◆ Sitting room features an inset wall mounted living flame fire, bi-fold doors with view out to the private garden with heated plunge pool, there is also access from the dining room.
- ◆ Study has been fitted with twin workstations and fitted storage cupboards and multiplug sockets.
- ◆ Cloakroom fitted with a Laufen units comprising concealed cistern WC, and wall hung washbasin.
- ◆ Stable door entrance in the utility room provides an alternative access into the property, fitted with matching kitchen units comprising floor to ceiling storage cupboards, worksurface with inset sink, cupboard beneath, plumbing for washing machine and space for tumble dryer.



- ◆ Worcester gas fired combination boiler providing central heating
- ◆ Beautiful feature staircase with open beam work leads to an upstairs snug, with shuttered window on the south elevation (Agents note ~ we consider this to be easily converted to another bedroom)
- ◆ Luxury bathroom with stand-alone bath, wall hung wash basin, concealed cistern WC, heated flooring, and shuttered window.
- ◆ Principal bedroom suite comprising double bedroom with dual aspect and views over the garden, plus a Juliet Balcony and a bank of fully fitted wardrobes.
- ◆ Ensuite dressing room fitted with wall to wall wardrobe cupboards plus a dressing table, stunning ensuite wet room comprising Laufen units with concealed cistern WC, washbasin, walk in shower with drench and handheld showers, large chrome towel rail, naturally lit by stunning remote controlled opening lantern above.
- ◆ Semi vaulted double bedroom 2 features a Victorian corner fireplace and wall to wall fitted cupboards.

Outside

- ◆ External staircase leads to a separate annex above the carport. Door into double bedroom 3 and ensuite shower room with shower cubicle, WC and washbasin.
- ◆ Garage with remote controlled roll down door with electricity and light connected, (ready for installation of electric car charger).
- ◆ Adjacent car port plus tandem parking for 2 cars and further parking space for small car on the south side of the property.

Garden

- ◆ Ideal for those seeking a small private south facing entertaining space, fully decked with mature evergreen hedging for privacy and features a heated and filtered plunge pool with cover, outside heated shower, lighting, and external power points.
- ◆ The garden is accessed via both the kitchen dining and sitting rooms.

Practicalities

- ◆ The property has been significantly improved and remodelled in recent years, this includes a new central heating system, underfloor heating, rewired throughout with touch control lighting.
- ◆ Comprehensively fitted kitchen with Miele appliances.
- ◆ New luxury bathroom and ensuite shower wet room.
- ◆ Remodelled internal layout to create open plan living and a larger more accessible staircase.
- ◆ Plus, an upstairs snug.

Viewing

Strictly by appointment through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

