

6 Woodbury Park Gardens, Tunbridge Wells





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Beautiful 4-bedroom period house with parking in sought after central location

Accommodation Summary

- Semi-detached house (built 1910)
 - 4 bedrooms, 1 en-suite
 - Living room
 - Kitchen/dining/family room
- Bathroom, en-suite shower room and shower room
 - Cellar
- South-east facing garden
- Driveway and EV charger
- Sought after central location
 - Chain free



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Tucked away on a quiet private road and neatly concealed behind hedging, the beauty of this home is immediately apparent as you approach.

Its square bay windows and part hung tiles are typical of its grand Edwardian era, delivering plenty of kerb appeal.

A driveway sits neatly to the side with gated rear garden access and an EV charger beyond.

The part glazed entrance door opens into the welcoming hallway, its traditional patterned floor tiling contrasting beautifully with the décor.

To the left, light pours into the living room through its square bay window with a fireplace and wood burning stove adding character and warmth. It is an elegant space with alcove shelving and generous room for sofas.

Returning to the hallway stairs lead you down, past the access into the useful cellar, into the fabulous kitchen/dining/family room. It really delivers the wow factor both in terms of its size and creative design with two sets of bi folding doors that connect at the corner framing the garden, bringing the outside in, and extending the living space into the garden in the warmer months.

The dimensions of the living space cleverly define a dining and seating area with ample space for seating and a large dining table, framed at the rear by fitted cabinetry and a wood burning stove.

The stylish kitchen is streamlined and sleek with a peninsula providing seating for four bar stools. The glossy cream cabinetry topped with wooden worktops offers plenty of storage with pan drawers, a pull-out larder cupboard and a wine rack. It is a cook's dream with space for a range oven, and integrated appliances such as a dishwasher and fridge.

Climbing the stairs to the first floor there are three immaculate bedrooms, all of which are generous doubles.

The principal bedroom at the front is a visual delight with graceful proportions that give a very tranquil feeling. It extends the width of the house, and its windows flood the room with natural light.

Bedroom three at the rear, currently used for home fitness, benefits from a modern en-suite shower room.

Along the landing there is a family bathroom with a freestanding roll top slipper bath. Side aspect windows reflect light off its fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor there is another spacious double bedroom with eaves storage and a shower room.

Outside the sunny south east facing garden is fully enclosed, offering a sanctuary for children and pets. It is wonderfully low maintenance with paved and gravelled terraces, perfect for seating and summer dining, edged by leafy stocked flower beds.

This elegant Edwardian house offers a family lifestyle that you could move straight in and enjoy. It is also a short walk from the mainline station, the town centre and first-class grammar schools. A must see!





Living Room: front aspect square bay window with shutters, fireplace with wooden mantelpiece, slate hearth, wood burning stove, fitted alcove open shelves, radiator.

Kitchen/Dining/Family Room: rear and side aspect bi folding doors, Karndean wooden effect flooring with underfloor heating to the family room area, rear aspect double glazed windows with integral blinds, side aspect windows with integral blinds, side aspect glazed door, wood burning stove and slate hearth, fitted cupboards with open shelves above, peninsula with overhang for four bar stools, 1 ½ stainless steel sink with drainer and mixer tap, integrated full height fridge, integrated dishwasher, space and plumbing for washing machine, space for range oven, selection of eye and base level cupboards with pan drawers and pull out larder cupboard, wine rack, wooden work tops, tiled and glass splashbacks.

1st Floor:

Bedroom 3: rear aspect window, radiator.

En-suite: rear aspect window, walk in shower enclosure with rainwater shower head, pedestal wash hand basin, WC, heated towel rail, tiled flooring.



Bathroom: side aspect opaque windows, freestanding roll top slipper bath with mixer tap and hand held shower attachment, pedestal wash hand basin, WC, heated towel rail, tiled flooring.

Bedroom 4: side aspect windows, radiator.

Principal Bedroom: front aspect square bay window with shutters, front aspect window with shutters, opening in chimney breast with open shelves, radiator.

2nd Floor:

Bedroom 2: rear aspect window, eaves storage cupboard, radiator.

Shower Room: side aspect Velux window, shower cubicle with rainwater shower head, pedestal wash hand basin, WC, airing cupboard housing the water cylinder with shelving for linen, radiator, tile effect flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,226.78)

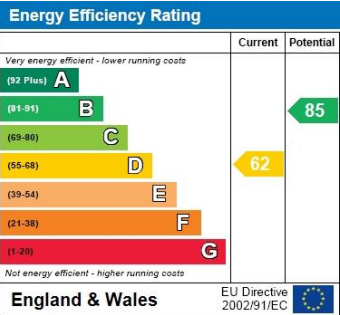
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APPROX TOTAL AREA 218 SQ.M / 2,346 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Hilbert & Grosvenor, St John's, and Dunorlan Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, High Brooms and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



