

# 5 & 5A Royal Chase, Tunbridge Wells









# 5 & 5A Royal Chase, Tunbridge Wells TN4 8AX

*Elegant 5-bedroom house with integral 1-bedroom annex in prestigious location*

## Accommodation Summary

- Detached house (built 1920s, with later additions)
  - 5 double bedrooms
- Integral annex with living room/dining room/kitchen/double bedroom and bathroom
  - Drawing and sitting rooms
  - Kitchen/dining room
  - Conservatory
- Bathroom, shower room and ground floor wet room and cloakroom
  - Pretty gardens
- Detached garage and carriage driveway
- Central sought-after location, close to town centre and station



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Screened by hedging and set back from the road by a sweeping carriage driveway, this wonderful detached 1920s property stands proud in its prestigious central location.

Royal Chase is a stone's throw from the bustling town centre's restaurants, shops, and cafes with the green open spaces of Tunbridge Wells Common nearby, making it a very enviable location.

A canopied entrance welcomes you into an enclosed porch and the spectacular wooden panelled entrance hall behind, which seamlessly links the rooms opening off it at all angles.

On the right is the sophisticated sitting room which enjoys views across the driveway through its large window. A fireplace with a pretty blue tiled surround offers timeless elegance and warmth in the colder months, and there is plenty of room for seating.

Opposite, the elegant drawing room has an impressive Inglenook fireplace as its focal point and given its generous space it currently doubles as a home office. It is a very social space with ample room for large family sofas for relaxing and entertaining and there is access into a shower room too.

Behind, the conservatory's wrap around windows draw in light and views of the beautiful garden. It is the perfect space for summer dining or relaxing in the sun and a set of French doors open onto the terrace and garden beyond.

Returning to the hallway to the rear, past a useful guest cloakroom, is the country style kitchen/dining room. Double aspect windows flood the room with light, with a part glazed door giving garden access. Warm wooden cabinetry provides storage and housing for appliances with a walk-in larder and space for a dining table and chairs for family meals.

The wide staircase takes you to the first floor, there are five double bedrooms, all brimming with character and brightened by large windows. A bathroom and separate modern shower room complete the floor.

The integral annex which can be accessed via its private entrance door or through the main house on both floors, is a fantastic addition. With generous living, eating and sleeping accommodation on two floors it is a very versatile space that can either be used for elderly family, visiting guests, a rental opportunity or alternatively can be easily reconfigured to afford you more rooms in the main house.

Outside the garden is a visual delight delivering picturesque views from the house. Next to the house is a paved terrace, with a further enclosed decked terrace behind the annex, perfect for summer dining. The lawns are well tended and there is a beautiful variety of trees, mature stocked beds and perimeter hedging and shrubbery. It is safely enclosed for children and pets and in addition to the detached garage, there is a wooden shed for storage.

This substantial, beautifully proportioned family home is in an enviable location. It also offers a dream project to create your own vision and add value in the future. A must see!







#### Main House:

**Sitting Room:** front aspect double glazed bay window, serving hatch into the kitchen, fireplace with mantelpiece, tiled surround and hearth, radiator.

**Drawing Room:** front aspect double glazed bay window, Inglenook fireplace with wooden panelling, inset wall shelves, wooden mantelpiece, marble surround, marble and tiled hearth, radiator.

**Wet Room Shower Room:** open wet room shower with wall mounted shower attachment, wall hung wash hand basin, low level WC, heated towel rail, panelled walls.

**Conservatory:** side and rear aspect double glazed windows, side aspect French doors, glazed roof, side aspect internal opaque window, fitted storage cupboards, electric heater, tiled flooring with under floor heating.

**Cloakroom:** rear aspect opaque double glazed window, low level WC, wall hung wash hand basin, part tiled walls, tiled flooring, radiator, housing the fuse box, meters, and solar panel battery storage with fittings.

**Kitchen/Dining Room:** rear and side aspect double glazed windows, rear aspect part glazed door, integrated Neff dishwasher, integrated Bosch washing machine, fitted Neff oven and grill, 4 ring hob, extractor, tiled splashback, space for fridge/freezer, double Belfast sink with mixer tap, wooden eye and base level units, granite countertops, glazed wall unit, fitted wooden bench seat, open shelves, walk in larder cupboard with shelving and rear aspect opaque glazed window, wall hung boiler, heated towel rails, wooden effect flooring.



#### First Floor:

**Bedroom 1:** front aspect double glazed window, fitted wardrobes with hanging rails and cupboards above, radiator. There is a hidden door that provides access to Bedroom 3.

**Bedroom 2:** front aspect double glazed window, fitted wardrobes with hanging rails and drawers below, radiator.

**Bedroom 3:** side aspect double glazed window, feature brick enclosed fireplace with tiled mantelpiece, fitted wardrobe with hanging rail and cupboard above, radiator.

**Bedroom 4:** front aspect double glazed window, radiator.

**Bedroom 5:** rear aspect double glazed window, brick enclosed feature fireplace with tiled mantelpiece, radiator.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with mixer tap and wall mounted shower attachment, pedestal wash hand basin, heated towel rail, tiled walls, tile effect flooring.

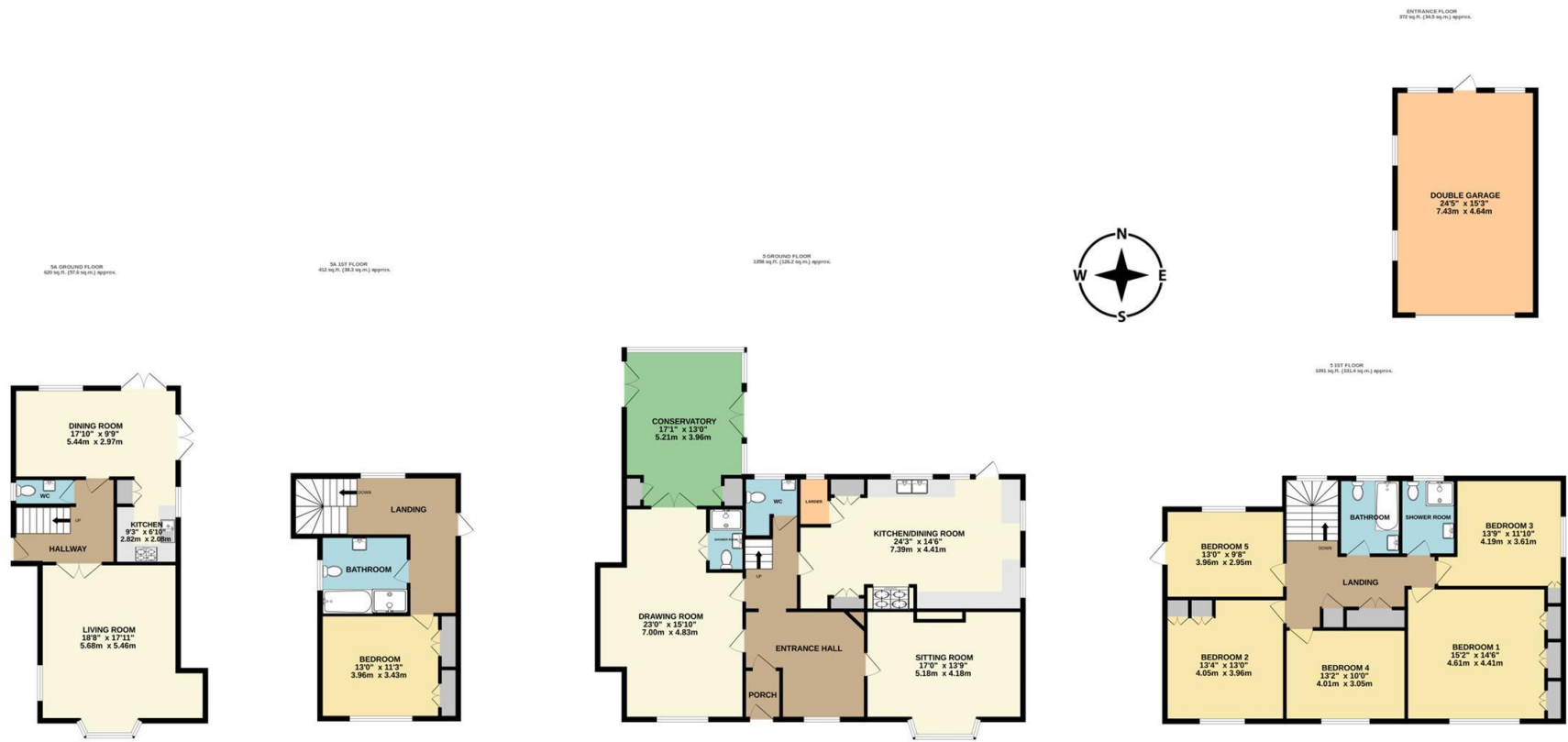
**Shower Room:** rear aspect opaque double glazed window, walk in shower enclosure with seat and wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled walls, and flooring.

#### Integral Annex:

**Living Room:** front aspect double glazed bay window, side aspect double glazed window, fireplace with granite surround and mantelpiece, radiators.







APPROX TOTAL AREA EXCLUDING GARAGE 323.5 SQ.M / 3,441 SQ.FT

TOTAL FLOOR AREA : 3853 sq.ft. (358.0 sq.m.) approx.

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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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92 Plus) <b>A</b>		<b>80</b>		
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>	<b>70</b>			
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				





**Cloakroom/Utility Room:** space and plumbing for an appliance, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and cupboard under, wall hung Worcester boiler, heated towel rail, tiled flooring.

**Dining Room:** rear aspect double glazed window, rear aspect French doors, heated towel rail, tiled flooring with under floor heating, radiator.

**Kitchen:** side aspect internal opaque window, double Belfast sinks with mixer tap, space for fridge/freezer, wooden eye and base level units, part glazed, open shelves, countertops, 4 ring gas hob, extractor, integrated Neff oven and grill, integrated dishwasher, tiled splashback, tiled flooring.

#### **First Floor:**

**Bedroom:** front aspect double glazed window, fitted wooden wardrobes with hanging rails and shelves, radiator.

**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with mixer tap, shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap above and cupboards and drawers below, low level WC, heated towel rail, tiled walls, tiled flooring, radiator.

**Garage:** front aspect electric roll up door, side and rear aspect windows, rear aspect part opaque glazed pedestrian door, lighting, electricity. There is an EV charger too.

#### **General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council Tax: Band G (£3,729.00)

Council Tax Annex: Band A (£,1492.00)

EPC: C (70)

Solar Roof Panels

EV Charger



