



**16 Windmill Street**  
Tunbridge Wells, Kent



A charming and beautifully presented period home, having been tastefully extended and updated, situated in a quiet yet convenient and sought-after location within walking distance of the town centre and station, with a secluded west facing garden.

## Guide price £435,000 Freehold

**Situation:** The property is situated in a desirable and quiet location, within a short walk of the town centre and mainline railway station. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles, its open spaces, and parks.

There are several well-regarded state and independent schools in the area, including single sex or mixed grammar schools.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross, and Cannon Street in under an hour. The A21 is also within proximity and links with the M25.

**Description:** This beautifully presented and charming period home has been tastefully updated, seamlessly blending period features with contemporary style.

Arranged over three floors the accommodation includes a well-proportioned living room with wood flooring, an attractive exposed brick fireplace fitted with a wood burner and a sash window to the front. The spacious kitchen has an exposed feature brick wall; a central island with a Quartz work surface incorporating a Neff 4 ring hob; an extensive range of wall and base units, complementary Quartz work surfaces, attractive tile splashbacks, Smeg sink with mixer tap over, integrated appliances including Bosch double ovens, dishwasher, fridge, and freezer. The kitchen is open plan to a lovely dining area with part vaulted ceiling and Velux window providing a good deal of light, wood flooring, and sliding doors providing access to the private garden. In addition, there is a utility room adjacent to the kitchen with plumbing for a washer and dryer and a Butler style sink.

On the first floor there are two bedrooms, with the noticeably spacious principal bedroom having fitted wardrobes and a delightful period cast iron fireplace. The first floor also has an updated family bathroom including a bath with both rain shower over, a separate shower attachment, bespoke free standing wash basin and a bespoke towel rail that is all complemented by attractive tiled walls and flooring. On the top floor is a further bedroom (currently used as study) with twin Velux windows, and an attic providing useful storage.

To the front of the property is a garden mainly laid to lawn, a wood store, and brick pathway leading to the front door. To the rear is a secluded west facing private garden with a mature twisted willow tree. The garden has been thoughtfully designed is ideal for outdoor entertaining, with a decked area, fitted wood seating, built-in brick barbeque and storage and slate terracing.

**Current EPC Rating:** C

**Services:** Mains water, gas and electricity

**Local Authority:** Tunbridge Wells Borough Council

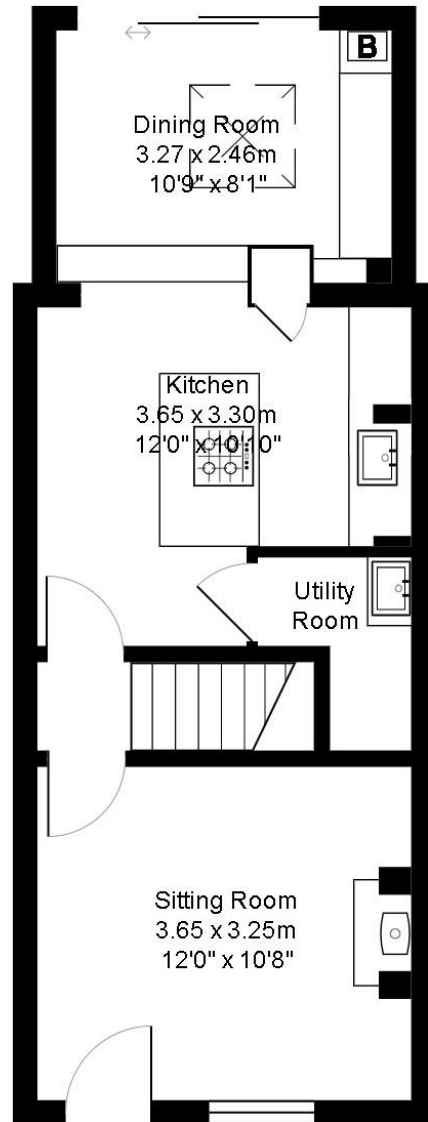
**Council tax band:** C

**Property address:** Windmill Street, Tunbridge Wells, Kent TN2 4UU



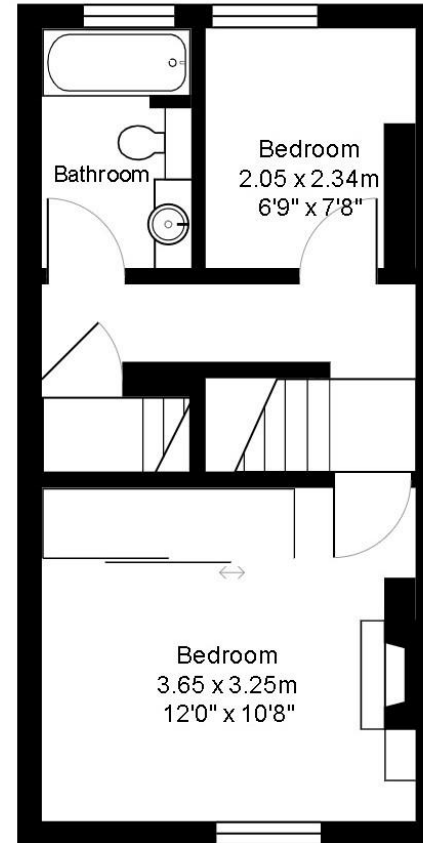
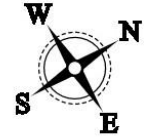
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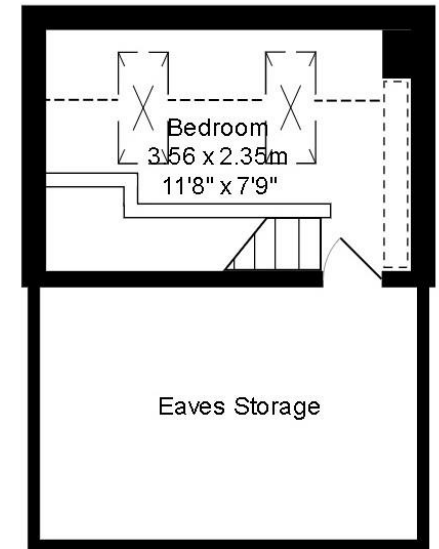


Ground Floor  
Area: 37.0 m<sup>2</sup> ... 399 ft<sup>2</sup>

Total Area: 74.2 m<sup>2</sup> ... 799 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only



First Floor  
Area: 28.2 m<sup>2</sup> ... 304 ft<sup>2</sup>



Second Floor  
Area: 8.9 m<sup>2</sup> ... 96 ft<sup>2</sup>

**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 Fax: 01892 619887 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)