



Price

£1,150,000
Freehold

Elphicks Place, Tunbridge Wells, Kent,
TN2

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Tunbridge Wells station	1.0 miles
Tonbridge	6.2 miles
Sevenoaks	12.5 miles



A fabulous extended detached family home on corner plot of this sought after cul-de-sac with good access to the Pantiles , The High Street and Station. Charming kitchen/dining/living space with two further reception rooms plus



Superb extended detached family home on corner plot in favoured location close to High Street, the Pantiles and the Station

Gorgeous Kitchen/Dining/Family room with multi-fuel stove

Two more separate reception rooms plus office/bedroom 5

Four bedrooms including main bedroom with ensuite

Ample parking plus two garages

Two large and useful out houses





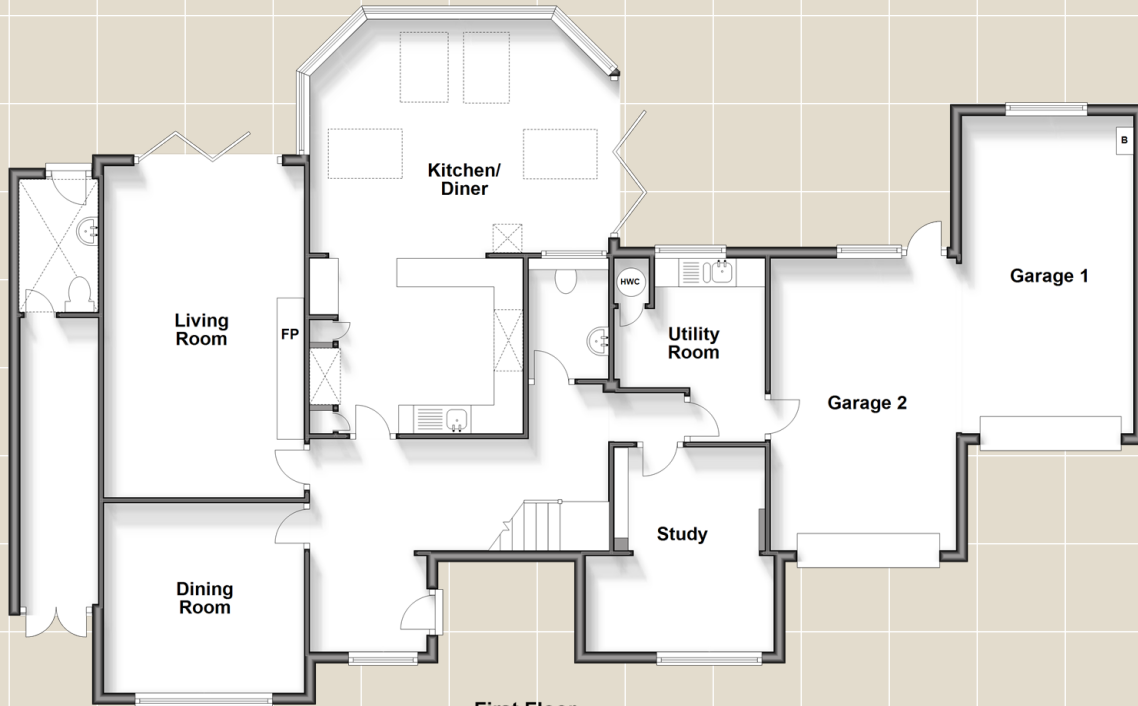
This six bedroom detached family home has been beautifully maintained and is in an ideal location, only a 20 minute walk into the centre of Tunbridge Wells. It is approached via a large, block paved driveway providing off road parking and leads to the two garages with automatic doors. The entrance hall has solid wood flooring that flows through much of the accommodation and leads to all the rooms on the ground floor including the dining room with its leaded light style windows. There is a useful study and a lounge that has an attractive fireplace and bi-fold doors to the garden as well as a cloakroom, a utility room and the kitchen that is open plan to the impressive diner/garden room surrounded by windows and three bi-fold doors to the garden. It has slate flooring that continues into the kitchen with its range cooker and wood units housing various appliances. External double doors lead to a separate corridor and a shower room that can be accessed from the garden. The stairs lead to the galleried landing, the family bathroom and four double bedrooms including two with built in wardrobes and the master with an en suite

bathroom and a door to a balcony. Outside there is external lighting, a hot tub and two cedar clad buildings that both have lighting, electrics and heating as well as a terrace, shrub beds, a garden and wood shed plus a lawn bordered by raised hedging. What the owners say: We moved here 24 years ago because it was near good schools and on a bus route and has been a great place to bring up our children. However they have flown the nest and we want to move nearer our family. We have loved creating the garden, installing the cedar buildings and creating the extension. Tunbridge Wells offers a delightful mix of high street stores, independent shops, bars and restaurants, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London within an hour. There are a number of primary and secondary schools rated Outstanding and delightful places to enjoy a walk. Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity cinema and the Assembly Theatre while the various sports

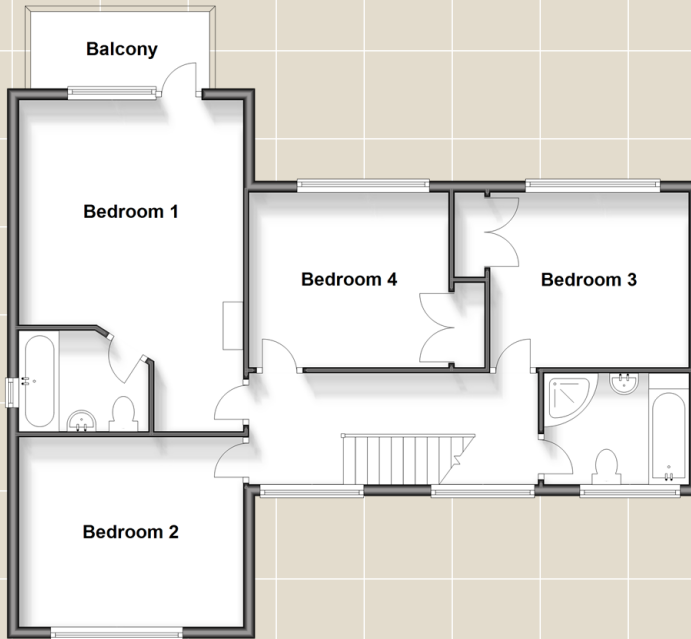
What the owner says...

"We moved here some 24 years ago and we have thoroughly enjoyed everything about this home and it has been a great place to bring up our family however they have flown the nest and we now want to move nearer our children and grandchildren. We have loved creating the garden, installing the cedar buildings and are very proud of the lovely extension where we can sit and enjoy the views. We bought the house originally because of the location. Not only is it easy to get into the centre of town or go for a country walk but it is also near good schools, we are on a bus route and there are two pubs nearby. Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants, while the rest of the town also includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London within an hour. With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and the Bennett Memorial Diocesan School, the St Gregory's Catholic School and Tun"

Ground Floor
Approx. 148.9 sq. metres (1603.0 sq. feet)



First Floor
Approx. 75.9 sq. metres (817.4 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Tunbridge Wells on 01892 570267

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