



34 Birling Road  
Tunbridge Wells | Kent | TN2 5LY

FINE & COUNTRY









# Step inside

## 34 Birling Road

Located on the corner of Birling Road and Highgrove and nestling in a large and attractive plot of about 0.3 of an acre, surrounded by fencing and hedging, this three storey detached Edwardian family home is impressive. It was originally built by the Marquess of Abergavenny for two of his aunts and, with its high chimney stacks, varied roof lines, multi-pane sash and bay windows, the house has instant appeal even before you cross the threshold. The entrance in Highgrove provides access to the main entrance door while vehicular access is via a block paved driveway in Birling Road, bordered by clipped hedging and a lawn. This leads to the detached pitched roof double garage and a rear door to a lobby and boiler room and the back door that opens into the large, light and bright kitchen/breakfast room.

The entrance hall includes stairs to the first floor and doors to the living accommodation firstly to a dual aspect study with an adjacent cloakroom, so is particularly useful for anyone working from home who receives business visitors as they can just stay in that part of the house. The elegant lounge features a coved ceiling, picture rails, a stunning bay window where you can revel in the morning sunshine and a delightful cast iron fireplace with a sculptured surround and a functioning fire that makes a lovely focal point. While friends and family will enjoy being entertained in the equally attractive dual aspect dining room with its picture rails, bay window and cast iron open fire with an arched and sculptured surround. In the light and bright kitchen/breakfast room the charming wood units house a Bosch double oven and gas hob as well as a fridge, while still leaving plenty of space for a large table and chairs for informal meals. It is adjacent to the dual aspect utility room that incorporates a stand-alone dishwasher, washing machine and tumble dryer.

On the first floor there is a separate cloakroom, a large airing cupboard and two family bathrooms as well as four double bedrooms with picture rails and delightful views over the garden including one with dual aspect and the spacious master with fitted wardrobes. While on the second floor there are three further bedrooms with panoramic views and partially vaulted ceilings including one with an original fireplace and a dressing room.

Outside the architect designed contemporary double garage has a large boarded loft that currently provides excellent storage facilities but could always be converted into additional accommodation, offices or a games room. There is also a useful outside toilet while most of the garden is laid to lawn surrounded by mature trees and shrub borders and is ideal for kids to run around or enjoy a game of football.



















# Seller Insight

“ We have lived in this lovely house for the past thirty years and it has been a wonderful home to bring up our family. However they have all flown the nest and it is time for us to downsize. However we enjoy the area and will hope to stay locally as we have always felt the location was ideal. We initially fell in love with this house and its delightful features including the impressive bay windows that allow the early morning sunshine to stream through to the lounge and dining room. 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 also on a bus route and there are two pubs nearby as well as the Neville Golf Club and Tunbridge Wells Rugby and Cricket clubs.

During our time here we have installed new HIVE controlled central heating on the ground and first floors with a separate HIVE system on the top floor so, if you are not using the upper floor, it can be turned off. We had the double garage built with the idea that the upstairs could be further developed as required as well as replastering and redecorated and replacing period features to bring the property back to its former glory.



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 excellent 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, Tunbridge Wells Girls and Boys Grammar Schools and the Skinners' School as well as The Judd School and the famous Tonbridge School. There are delightful places to enjoy a walk including Grosvenor and Hilbert Park created by the renowned Victorian architect Robert Marnock who also designed many of the Victorian properties that abound alongside impressive residences from the Regency era. Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Theatre and exhibitions in the Amelia Scott cultural centre while, for sports enthusiasts, there are a variety of additional sports clubs including rugby, golf and tennis as well as the indoor sports and tennis centre and a swimming pool!.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











**Travel Information**

Tunbridge Wells station	1.1 miles
Tonbridge	6.4 miles
Sevenoaks	12.6 miles
Dover Docks	55.2 miles
Channel Tunnel	44.4 miles
Gatwick Airport	26.1 miles
Charing Cross	48.1 miles

By Train from Tunbridge Wells	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

**Leisure Clubs & Facilities**

Tunbridge Wells Sports Centre  
Tunbridge Wells Borderers Cricket Club  
Tunbridge Wells Rugby Club  
Tunbridge Wells Croquet Club  
Tunbridge Wells Tennis Club  
Bayham Football Club  
Neville Golf Club

**Healthcare**

Kingswood Surgery  
Lonsdale Medical Centre  
Wells Medical Centre  
Kingswood Surgery  
Grosvenor and St James  
Tunbridge Wells Hospital

**Education**

Primary Schools  
Holmewood House School  
The Mead School  
Forest Park Nursery  
St James' C of E Primary  
St Peter's C of E Primary  
Somerhill (independent)  
Hilden Grange Preparatory

Secondary Schools  
The Skinners' School  
Tunbridge Wells Girls Grammar  
Tunbridge Wells Boys Grammar  
Bennett Memorial Diocesan School  
Tonbridge School (Independent)  
Sevenoaks School

01892 530329  
01892 546422  
01892 511833  
01892 544777  
01622 729000

01892 860000  
01892 525837  
01892 512313  
01892 523006  
01982 525727  
01732 352124  
01732 351169

01892 520732  
01892 520902  
01892 529551  
01892 521595  
01732 365555  
01732 455133

**Entertainment**

Odeon Cinema complex  
Trinity Cinema  
Assembly Theatre  
Rocca Restaurant and Cocktail bar  
Thackerays  
The Ivy

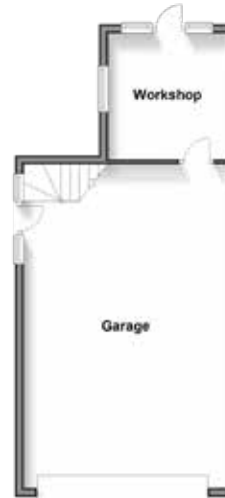
**Local Attractions / Landmarks**

Tonbridge Castle  
Hever Castle  
Chartwell  
Penshurst Place  
Knole House  
Hall Place Leigh





**Outbuilding Ground Floor**  
Approx. 44.9 sq. metres (483.6 sq. feet)



**Outbuilding First Floor**  
Approx. 22.6 sq. metres (245.3 sq. feet)



## GROUND FLOOR

Entrance Hall	
Kitchen	25'5 (7.75m) narrowing to 16'9 (5.11m) x 13'8 (4.17m)
Utility	12'8 x 9'3 (3.86m x 2.82m)
Living Room	21'7 (6.58m) x 13'8 (4.17m) narrowing to 13'0 (3.97m)
Dining Room	17'2 (5.24m) narrowing to 13'4 (4.07m) x 17'2 (5.24m)
Study	12'0 x 10'0 (3.66m x 3.05m)
Cloakroom	

## FIRST FLOOR

Landing	
Bedroom 1	15'8 x 13'10 (4.78m x 4.22m)
Bathroom	14'2 x 5'10 (4.32m x 1.78m)
Bedroom 2	15'8 x 13'0 (4.78m x 3.97m)
Bedroom 3	13'5 (4.09m) x 13'0 (3.97m) narrowing to 10'9 (3.28m)
Bedroom 4	12'4 x 10'5 (3.76m x 3.18m)
Bathroom	8'5 x 7'2 (2.57m x 2.19m)
Cloakroom	

## SECOND FLOOR

Landing	
Bedroom 5	16'10 x 12'6 (5.13m x 3.81m) narrowing to 8'5 x 7'2 (2.57m x 2.1)
Dressing Area	9'0 x 7'0 (2.75m x 2.14m)
Bedroom 6	13'7 (4.14m) x 13'0 (3.97m) narrowing to 9'5 (2.87m)
Bedroom 7	11'0 x 10'6 (3.36m x 3.20m)

## OUTSIDE

Driveway	
Double Garage	24'5 x 16'4 (7.45m x 4.98m)
Storage	24'8 x 7'3 (7.52m x 2.21m)
Work Shop	10'0 x 9'2 (3.05m x 2.80m)
Front Garden	
Rear Garden	
Boiler Room	

£ 2,000,000

Council Tax Band: G  
Tenure: Freehold







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