



33 Birling Road  
Tunbridge Wells | Kent | TN2 5LY

FINE & COUNTRY







# Step inside

33 Birling Road

The location of this delightful detached and extended Edwardian residence is ideal as it is along a quiet road but not far from the centre of Royal Tunbridge Wells. The property lies in the midst of 0.283 of an acre plot and is approached through a pair of solid wood gates that lead to a large block paved drive where you can park at least half a dozen cars. Even before you walk into the house you can see it has plenty of period features that give it a charming character including high chimneystacks, multi-patterned mellow brick walls, differing roof lines with barge boards and bay windows while inside there are high coved ceilings, picture rails, stained glass windows and fireplaces.

The spacious reception hall incorporates the original staircase to the first floor, has access to a downstairs cloakroom and solid wood flooring that flows through many of the ground floor rooms. There is a good sized family room with inset ceiling lights which is ideal for the kids to use as a playroom, while the elegant drawing room that is open plan to the formal dining room is just the place to entertain friends and family. It includes a bay window and a stone surround fireplace with a log burner that makes a delightful focal point and guests will enjoy sitting down to a meal in the spacious dining room that also has a large bay window and French doors to the rear terrace.

The large kitchen/breakfast room has been redesigned in recent years by the owners who have built a pantry and installed a luxury Stoneham kitchen with high end units housing an induction hob, double oven, fridge and dishwasher while still leaving plenty of space for a table and chairs. There is a nearby fitted utility room that includes a deep freeze and laundry facilities. A relaxing sitting room/music room has delightful views over the garden and makes a pleasant adult space and also includes an office area, which is ideal for anyone working from home.

However on the vast first floor landing with its unusual bay and stained glass windows there is another study area with built in shelving which also makes a pleasant working environment. This leads to the modern family bathroom and four double bedrooms including a guest room with fitted cupboards, a bay window and an en suite bathroom while the principal bedroom includes a very large en suite bathroom with a stand-alone stone bath and separate shower as well as fitted wardrobes.

Outside the block paving continues around the house and onto the very large rear terrace where you can enjoy sitting in the sunshine or having a barbecue. There is a good sized large lawn, where kids can kick a ball around, surrounded by shrubs and trees and a children's play area on a playground surface with swings, slides and a Wendy house while at the end of the garden anyone who enjoys the 'good life' can 'grow their own' in the raised vegetable beds and soft fruit areas.





# Seller Insight

“ This is a great home for us and our children and we have been very happy here for the past six years but we need to move for family reasons. During our time here we have installed double glazed windows, put in the new kitchen and updated the bathrooms as well as having new block paving on the drive and terrace. It is in a great location as it is easy to get into the centre of town or go for a country walk and the house is also near good schools. We are on a bus route and there are two pubs nearby as well as the Neville Golf Club and Tunbridge Wells rugby and cricket clubs.

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 and attractive 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 in three quarters of 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 football 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**

By Road:	
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**

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

Secondary Schools  
Tunbridge Wells Girls Grammar  
Tunbridge Wells Boys Grammar  
The Skinners School  
Bennett Memorial School  
The Judd School  
Tonbridge Girls Grammar

01892 530329  
01892 546422  
01892 511833  
01892 544777  
01622 729000

01892 512313  
01892 523006  
01982 525727  
01732 352124  
01732 351169  
01892 860006  
01892 525837

01892 520902  
01892 529551  
01892 520732  
01892 521595  
01732 770880  
01732 365125

Tonbridge School (Independent)	01732 365555
Kent College Pembury (Independent)	01892 820218
Sevenoaks School (Independent)	01732 455133

**Entertainment**

Odeon Cinema complex  
Trinity Theatre, Art Centre and Cinema  
Assembly Hall Theatre  
Essence by Atul Kochhar  
Thackerays  
Charlottes on The Pantiles  
The Ivy  
The Pantiles

**Local Attractions / Landmarks**

Tonbridge Castle  
Hever Castle  
Chartwell  
Penshurst Place  
Knole House  
Bowl Water

**Ground Floor**  
Approx. 186.7 sq. metres (2031.1 sq. feet)



## GROUND FLOOR

Entrance Hall	
Downstairs Cloakroom	
Kitchen/Dining Room	24'1 x 14'9 (7.35m x 4.50m) narrowing to 22'4 x 12'0 (6.81m x 3.66m)
Utility Room/Boot Room	16'7 (5.06m) x 12'3 (3.74m) narrowing to 10'0 (3.05m)
Office/Playroom	19'9 (6.02m) narrowing to 13'0 (3.97m) x 17'0 (5.19m)
Family Room	15'9 (4.80m) x 13'9 (4.19m) narrowing to 12'7 (3.84m)
Living Room	22'10 (6.96m) x 17'4 (5.29m) narrowing to 13'7 (4.14m)
Dining Room	16'8 (5.08m) narrowing to 14'0 (4.27m) x 15'8 (4.78m)

## FIRST FLOOR

Landing	
Bathroom	9'10 (3.00m) narrowing to 6'6 (1.98m) x 8'3 (2.52m)
Bedroom 1	15'0 x 14'9 (4.58m x 4.50m)
En Suite Shower Room	13'10 x 8'5 (4.22m x 2.57m)
Bedroom 2	14'7 x 12'5 (4.45m x 3.79m)
En Suite Shower Room	9'9 x 4'8 (2.97m x 1.42m)
Bedroom 3	14'5 x 11'9 (4.40m x 3.58m)
Bedroom 4	13'9 (4.19m) narrowing to 12'9 (3.89m) x 12'0 (3.66m)

## SECOND FLOOR

Bedroom/Office	18'0 (5.49m) x 9'0 (2.75m) narrowing to 5'4 (1.63m)
Bedroom 5	13'0 x 12'2 (3.97m x 3.71m)
En Suite	11'7 x 4'8 (3.53m x 1.42m)

## OUTSIDE

OSP with Electric Charge Point  
Rear Garden

**First Floor**  
Approx. 122.4 sq. metres (1317.7 sq. feet)

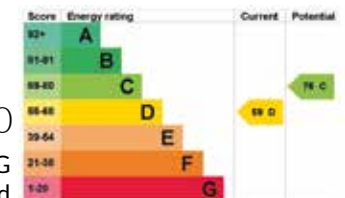


**Second Floor**  
Approx. 40.5 sq. metres (436.3 sq. feet)



£ 1,950,000

Council Tax: G  
Tenure: Freehold







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