



37 Birling Road
Tunbridge Wells | Kent | TN2 5LY

FINE & COUNTRY





Step inside

37 Birling Road

Built in 1926, this impressive detached residence, on a much sought after road, nestles in the midst of nearly half an acre of delightful gardens with a panoramic view of Tunbridge Wells to the rear. It has been lived in by the current owners since 1991, so hasn't been on the market in over 32 years but during that time has been completely refurbished, modernised, double glazed and well maintained. With its chimney, differing roof lines, multi-pane bay windows and attractive porch it has a charming exterior, while internally period features such as doors, skirtings, picture rails and the original staircase give it such a special character.

Set well back from the road this delightful family home is approached down a generous drive that leads to the garage and provides off road parking. It is bordered on one side by a mature beech hedge and on the other by the welcoming front garden. This includes a wraparound paved pathway, lawns, a curved dwarf brick wall that reflects the curve of the path and a pergola archway as well as superb shrubs and trees.

The porch leads to a pair of inner front doors that open into the hallway with a coat and understairs cupboard and a downstairs cloakroom. The spacious light and bright dual aspect kitchen/breakfast room includes shaker style units with granite worktops housing various built in and stand-alone appliances, a wall of very attractive original cupboards and even the period servants' bells (sadly no servants!), with plenty of space for a large table and chairs. The external doors give paved access to the rear of the garage and, more importantly, to the split level terrace and rear garden.



Light streams into the dual aspect living room with its large bay window and banquette seating as well as triple sliding glass doors that open onto the large rear terrace. The windows provide stunning views across the garden and Tunbridge Wells while on a cool winter's evening there is nothing nicer than cosying up to the fire with its impressive original wood surround and mantelpiece. For more formal entertaining and family gatherings the spacious and elegant dining room is ideal, with its large bay window providing plenty of natural light and a charming fireplace.

The study/snug is another bright room with virtually a wall of large windows overlooking the front garden. It makes a lovely family room to relax with the kids or would be excellent as an office for anyone who works from home as they can enjoy the views to give them inspiration while working and provides easy access for business visitors.

On the first floor there is an original airing cupboard and storage, a family bathroom and five bedrooms that all have views over the gardens and beyond. There are four doubles including three with gorgeous bay windows. One of these has built in wardrobes and scope for an en suite (subject to planning permission) and the master has an en suite shower room. There is a single with a built in cupboard that would make an excellent dressing room/study or nursery.

The path continues round to the rear of the property and leads to the large split level terrace for barbecues and al fresco dining and where you can enjoy the sunshine virtually all day. Below the terrace is a sweeping lawn large enough for a game of cricket or football, bordered by mature spring and summer flowering shrubs and a rose covered trellis with an archway. Beyond the trellis there are fruit trees and a vegetable garden for anyone who wants to develop 'the good life'. Trees and shrubs surround the edge of the whole property, providing privacy and security.

Seller Insight

“ This has been a wonderful family home for more than 30 years and it has been a great place to bring up our children, but they have now ‘flown the nest’ so we feel it is time to downsize. When we originally purchased the property, it was in a pretty rundown state and we wanted somewhere we could ‘do up’ and make it our own as well as somewhere that was light and bright with a large garden and plenty of space, but also easily accessible to the Pantiles and the centre of town.

We can easily walk to the station and the shops and we are close to good schools, a bus route, two pubs, the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs. There is also the indoor sports and tennis centre and a swimming pool. If you enjoy a good walk there are a number of delightful parks including Donorlan and the Hawkenbury Recreation Ground. The A21/M25 is nearby for motorists wanting to go to Tonbridge, Sevenoaks or London.

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 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. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre.

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 secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremont primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school.”*

* 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 |

Healthcare

| | |
|--------------------------|--------------|
| Lonsdale Medical Centre | 01892 530329 |
| Wells Medical Centre | 01892 546422 |
| Kingswood Surgery | 01892 511833 |
| Grosvenor and St James | 01892 544777 |
| Tunbridge Wells Hospital | 01622 729000 |

Entertainment

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

Leisure Clubs & Facilities

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| 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 |

Local Attractions / Landmarks

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

Education

| | |
|---------------------------|--------------|
| Primary Schools | |
| Forest Park Nursery | 01892 512313 |
| St James' C of E Primary | 01892 523006 |
| St Peter's C of E Primary | 01982 525727 |
| Hildenborough Primary | 01732 833394 |

| | |
|---------------------------|--------------|
| Somerhill (independent) | 01732 352124 |
| Hilden Grange Preparatory | 01732 351169 |

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|------------------------------------|--------------|
| Secondary Schools | |
| The Skinners' School. | |
| Tunbridge Wells Girls Grammar | 01892 520902 |
| Tunbridge Wells Boys Grammar | 01892 529551 |
| Hill View School for Girls | 01732 352793 |
| The Judd School (Voluntary aided) | 01732 770880 |
| Tonbridge Grammar School for Girls | 01732 770880 |
| Tonbridge School (Independent) | 01732 365555 |



GROUND FLOOR

Entrance Hall

Living Room

Kitchen/Breakfast Room

Dining Room

Study/Family Room

Downstairs Cloakroom

18'9 (5.72m) narrowing to 15'3 (4.65m) x 18'5 (5.62m)

22'0 (6.71m) x 19'0 (5.80m) narrowing to 12'0 (3.66m)

18'5 (5.62m) narrowing to 14'11 (4.55m) x 11'10 (3.61m)

14'8 x 12'10 (4.47m x 3.91m)

FIRST FLOOR

Landing

Bedroom 1

En suite Shower 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Family Bathroom

14'7 x 12'7 (4.45m x 3.84m)

7'5 x 6'10 (2.26m x 2.08m)

18'3 (5.57m) narrowing to 15'3 (4.65m) x 12'0 (3.66m)

16'5 (5.01m) narrowing to 13'0 (3.97m) x 13'0 (3.97m)

12'4 x 10'11 (3.76m x 3.33m)

9'10 x 8'5 (3.00m x 2.57m)

10'10 x 8'2 (3.30m x 2.49m)

OUTSIDE

Integral Garage

Driveway

Front & Side Gardens

Rear Garden

£1,600,000

Council Tax: G
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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