



Sheldon
Major Yorks Road | Tunbridge Wells | Kent | TN4 8NY

FINE & COUNTRY





Step inside

Sheldon

Location is always considered to be the most important aspect when considering any property and this elegant detached family home built in the 1960s and considerably updated prior to 2018 is in a truly wonderful location. It is situated near the entrance to Neville Park and surrounded by woodland, creating a charming countryside atmosphere, yet it is only half a mile to the famous Pantiles and not much further to Tunbridge Wells station, so you have the best of all worlds.

The property is approached through a pair of wrought iron gates that lead to a long drive that goes past the front of the house to the double garage. While a curved pathway, flanked by shrub beds and a front lawn, leads to the charming pillared porch and the period front door. This opens into the spacious entrance hall with a downstairs cloakroom and plenty of storage facilities as well as stairs to the first floor and access to the main living accommodation.

The 'real star of the show' is the contemporary dual aspect kitchen/dining room. This delightful room is where the family spend much of their time and includes wood flooring that flows through into the lounge, sophisticated units with black worktops housing a built-in oven, steamer and microwave as well as an American fridge freezer and integrated dishwasher. There is access to the adjacent utility room with laundry facilities and a trendy island breakfast bar with an induction hob and a wine cooler while still leaving plenty of room for a dining table and chairs at one end of the room.

At the other end there is an open archway to the light and bright garden room. This has windows overlooking the garden, sliding glass doors to the patio and skylights in the ceiling and makes a charming additional sitting room or an ideal office for anyone working from home. The delightful triple aspect sitting room includes a contemporary raised gas fire as a charming focal point and bi-fold doors to the decked patio that really bring the outdoors inside on a warm summer day.

Off the first floor galleried landing you will find a trendy family bathroom with a bath, separate shower and a vanity basin as well as four double bedrooms including the master with a wall of fitted cupboards and a modern en suite wet room style shower room.

Outside the easy-to-manage rear garden includes the decked patio that provides a delightful area for al fresco dining while listening to the waterfall in the adjacent lilypond and the paved terrace includes raised beds and a seating area as well as access to the detached garage.



Seller Insight

“ We have thoroughly enjoyed living here over the past few years but with the children growing up it is time for a new chapter. The location was the aspect that drew us to the property seven years ago and we still love the fact that there are wonderful places to take the dog for walks in the local parks including Tunbridge Wells Common but, at the same time, we can walk to the Pantiles in about 10 minutes where you will find wonderful independent shops, bars and restaurants. It is not much further to stroll along to the station or the top end of town where there are high street stores, individual shops, hair and beauty salons as well as a wide selection of eateries.

We are close to a bus route and not far from the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs as well as the A21/M25. There is also the indoor sports and tennis centre and a swimming pool as well as the Assembly Hall Theatre, a nine-screen Odeon cinema, the Trinity Theatre and 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:	
Tonbridge	5.6 miles
Sevenoaks	11.9 miles
Dover Docks	55.8 miles
Channel Tunnel	44.7 miles
Gatwick Airport	23.0 miles
Charing Cross	45.1 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

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

Leisure Clubs & Facilities

Tunbridge Wells Common
Calverley Grounds
Dunorlan Park
Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House

Local Attractions / Landmarks

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

Education

Primary Schools	
Green Cave Day Nursery	01892 800033
St James' C of E Primary	01892 523006
The Wells Free School	01892 739075
Rusthall Primary School	01892 520582
Bishops Down primary and Nursery	01892 520114
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Holmewood House School	01892 860000

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

Approx. 94.9 sq. metres (1021.6 sq. feet)



First Floor

Approx. 81.3 sq. metres (875.4 sq. feet)



GROUND FLOOR

Entrance Hall
Kitchen/Dining room 25' x 14'3 reducing to 10'10
Utility Room 7' x 6'7
Garden Room 11'7 x 11'9
Living Room 25' x 13'6 reducing to 11'5
Cloakroom

FIRST FLOOR

Bedroom 1 14'8 x 11'5
En-suite shower room 8'5 x 6'10
Bedroom 2 14'4 x 10'5
Bedroom 3 13'5 x 8'
Bedroom 4 10'4 x 7'10
Bathroom 13'7 x 13'2 reducing to 6'

OUTSIDE

Double Garage
Front Garden
Rear Garden

£1,250,000

Council Tax: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		

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