

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









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 all 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.

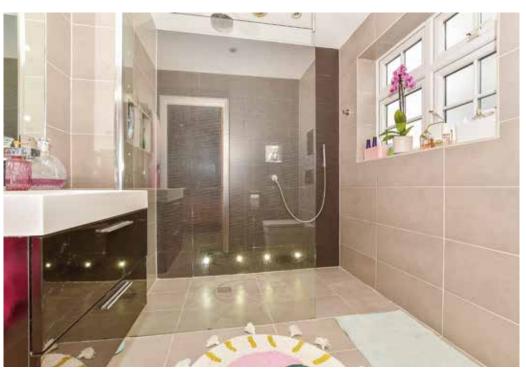
With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' Of E primary schools and secondary schools including Bennett Memoria Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremony 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 ar 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.













ı	ra	γĸ	e	l
---	----	----	---	---

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 Bridge44 minsCannon Street51 minsCharing Cross53 minsVictoria1hr 8 mins

Healthcare

Lonsdale Medical Centre01892 530329Wells Medical Centre01892 546422Kingswood Surgery01892 511833Grosvenor and St James01892 544777Tunbridge Wells Hospital01622 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 01892800033 St James' C of E Primary 01892 523006 The Wells Free School 01892739075 Rusthall Primary School 01892 520582 Bishops Down primary and Nursery 01892 520114 Somerhill (independent) 01732 352124 Hilden Grange Preparatory 01732 351169 Holmewood House School 01892860000 Secondary Schools

Secondary Schools
The Skinners' School.
Tunbridge Wells Girls Grammar
Tunbridge Wells Boys Grammar
Tunbridge Wells Boys Grammar
Tunbridge Wells Boys Grammar
Tunbridge Wells Boys Grammar
O1892 520902
O1892 529551
O1732 352793
O1732 770880
O1732 770880
Tonbridge Grammar School for Girls
Tonbridge School (Independent)
O1732 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

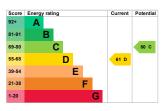
Bedroom 1 14'8 x 11'5
En-suite shower room 8'5 x 6'10
Bedroom 2 14'4 x 10'5
Bedroom 3 13'5 x 8'
Bedroom 4 10'4 x 7'10
Bathroom 13'7 x 13'2 reducing to 6'

OUTSIDE

Double Garage Front Garden Rear Garden

£1,250,000

Council Tax: G Tenure: Freehold







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 18S. Printed 19.11.2024



Fine & Country
Tel: +44 (0)1892 570267
tunbridgewells@fineandcountry.com
20 High Street, Tunbridge Wells, Kent TN1 1UX



