



30 Birling Drive
Tunbridge Wells | TN2 5LG

FINE & COUNTRY



Step inside

30 Birling Drive

Partially hidden away in a private enclave of just three houses, on the popular Birling Drive (just off Frant Road), is this gem of an extended detached family home. Situated in the midst of nearly a third of an acre of grounds it is within walking distance of the famous Pantiles and the station. However the stunning views across the surrounding countryside creates the feeling that you are living in a rural environment, so giving you the best of both worlds.

The charming front garden includes a lawn, shrubs and a driveway that leads to the double garage. This also has a good sized storeroom underneath with lighting and electrics so could be converted into a bar/games room or studio/gym. The contemporary front door opens into a welcoming L-shaped hall with solid wood flooring that flows through much of the ground floor. There is a large utility room/cloakroom, stairs to the first floor and access to the living accommodation. This includes a snug/study just inside the front door, so is ideal for anyone working from home as it provides easy access for any business visitors.

There is a good sized sitting room with a log burner you can cosy up to on a cold winter's evening and double doors that open in the dining room, creating a wonderful overall space for entertaining. This is enhanced even further by the bi-fold doors in the dining room that open onto the vast decked terrace and provide stunning views. There is also a door through to the kitchen/breakfast room allowing for easy access when catering for a dinner party or family celebration.

In the spacious kitchen/breakfast room even washing up can be a pleasure when views from the window over the sink as so delightful. There is a very large range cooker with double oven and a seven ring hob as well as shaker style units housing various appliances, plenty of space for a table and chairs and access to a very useful pantry as well as space for a fridge freezer.

Off the first floor landing there is a family bathroom and four bedrooms including a single and three doubles. However you will never have to queue for the bathroom in the morning as two of the double bedrooms have en suite facilities as well as fitted wardrobes. While on the second floor there is the superb master suite with stunning countryside views and an en suite shower. This floor also includes another double bedroom that would also make an excellent dressing room or a study, so you could get inspiration from the amazing views while you are working.

Another wonderful feature of this property is the rear garden with its beautiful trees and shrubs as well as a large lawn where kids can kick a ball around. This can be fully appreciated when you are sitting on the extensive decked terrace enjoying al fresco dining or just relaxing in the sunshine.





Seller Insight

“This has been a wonderful family home for the past 25 years however we feel the time has come to downsize. We love the views, the privacy and the peace and tranquility of the area. During our time here we have, extended into the attic and built the large terrace as well as adding en suite facilities to create a truly special family home.

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 Dunorlan and the Hawkenbury Recreation Ground. The A21/M25 is nearby for motorists wanting to go to Tonbridge, Sevenoaks, London or the coast.

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	0.9 miles
Tonbridge	6.2 miles
Sevenoaks	12.4 miles
Dover Docks	55.9 miles
Channel Tunnel	44.2 miles
Gatwick Airport	24.2 miles
Charing Cross	48.2 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

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

Education

Primary Schools
Forest Park Nursery
St James' C of E Primary
St Peter's C of E Primary
Hildenborough Primary

Secondary Schools

Somerhill (independent)
Hilden Grange Preparatory
The Skinners' School.
Tunbridge Wells Girls Grammar
Tunbridge Wells Boys Grammar
Hill View School for Girls
The Judd School (Voluntary aided)
Tonbridge Grammar School for Girls
Tonbridge School (Independent)

01892 530329
01892 546422
01892 511833
01892 544777
01622 729000

01892 512313
01892 523006
01982 525727
01732 833394

01732 352124
01732 351169

01892 520902
01892 529551
01732 352793
01732 770880
01732 770880
01732 365555

Entertainment

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

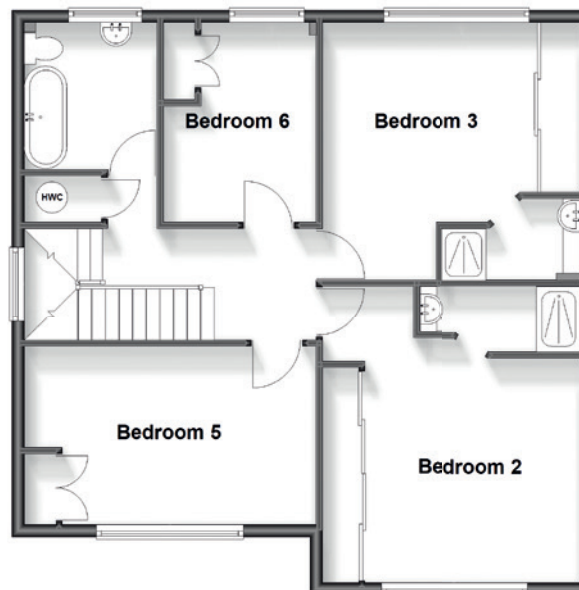
Local Attractions / Landmarks

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

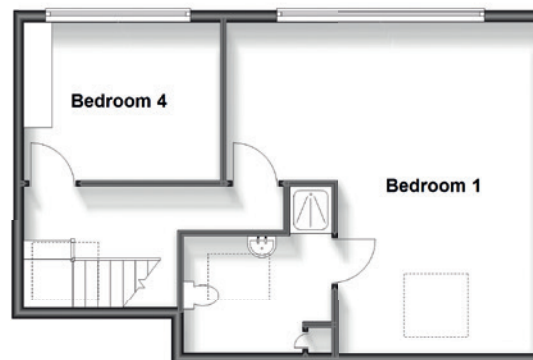
Ground Floor
Approx. 83.2 sq. metres (895.3 sq. feet)



First Floor
Approx. 75.7 sq. metres (815.2 sq. feet)



Second Floor
Approx. 49.6 sq. metres (533.4 sq. feet)



Ground Floor

Entrance Hall	
Living Room	15'5 x 13'4
Dining Room	13'7 x 13'4
Kitchen	15'3 x 10'6
Utility Room & Pantry	
Study	9'3 x 9'
Cloakroom	

First Floor

Bedroom 2	15'5 (max) x 13'5 (max)
Ensuite shower Bedroom 2	
Bedroom 3	13'5 max x 13'5 max
Ensuite shower Bedroom 3	
Bedroom 4	15'3 x 9'4
Bedroom 6	10'7 x 7'11
Family Bathroom	

Second Floor

Principal Bedroom	19'10 max x 17'3 max
Ensuite shower principal	
Bedroom 5	11'4 x 9'4

Outside

Front side and Rear Garden	
Terrace	
Driveway	
Double Garage	17'4 x 16'10
Storage	16'6 x 8'2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax: F
Tenure: Freehold

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