



Autumn Hill  
Dunorlan Park | Pembury Road | Tunbridge Wells | Kent

FINE & COUNTRY



# Step inside

## Autumn Hill

It has always been said that location is the key when considering where to live and this stunning residence is in a dream position. It is situated in a Conservation Area within the 78 acres of the beautiful Dunorlan Park in Tunbridge Wells. At the same time you can walk to the famous Pantiles, the town centre and the station, while the nearby A21 provides easy access to London, Tonbridge, Sevenoaks and Hastings as well as to the M25.

This unique house is one of only eight properties in the park that were built on the site of the original mansion which was demolished in 1957. It was initially a bungalow but, over the years, a combination of others and the current owners have extended and completely renovated and refurbished the building with no expense spared to create the luxurious and contemporary home it is today and also added an annex above a three car garage.

The property nestles in the midst of about 0.7 of an acre of grounds surrounded by impressive specimen trees providing privacy and security and it is approached down a gravelled drive bordered by beautifully manicured lawns, hedges, trees and shrubs. The drive leads to the garage complex and to the front of this fascinating L-shaped house with varied gambrel shaped roof lines, veranda style entrance and a charming balcony above.

Opening the front door, you are immediately drawn to the awe-inspiring reception hall with its vast expanse of oak flooring, a picture window providing plenty of natural light and the 'piece de resistance', a circular glass topped access to the ultimate in contemporary spiral wine cellars, placed in the centre of the hall. On the right of the main entrance there is a cloakroom fitted out with oak shelving, a delightful double bedroom with oak flooring, air conditioning, five bi-folds doors to the terrace and a modern en suite shower room. This would be ideal for elderly relatives and guests who find stairs difficult.

Steps from the main hall lead down to an inner hall area with a contemporary open tread oak staircase to the first floor and access to the living accommodation. This area encapsulates a Neville Johnson fitted study, a spacious dual aspect TV room/ gym with bi-fold doors to the garden, a fun tiled toilet and the stunning open plan living space with porcelain tiled flooring and underfloor heating that can also be found in all the bathrooms.

The light and bright sitting room area has windows or bi-fold doors on all four sides and when the two sets of bi-fold doors are open you can really feel you are bringing the outside indoors. On the other hand, there is a large modern log burner you can cosy up to on a cool winter's evening, that is powerful enough to heat the entire room. Family and friends will thoroughly enjoy sitting down to a meal in the spacious dining area with its fascinating internal glass feature wine wall, an external glazed door and a wall of bi-fold windows overlooking the garden.

However, it is the gorgeous kitchen that will gladden the heart of anyone who enjoys catering. It includes a gas Aga and hand-crafted Harvey Jones shaker style units with indestructible worktops housing a double oven, coffee machine, built in vertical fridge, wine fridge, a two-drawer dishwasher and a large sink with a Quooker tap. There is also a central island with an induction hob and two draw fridges as well as a delightful oak topped breakfast bar area. While additional kitchen and laundry appliances can be found in the adjacent utility room.

The staircase rises to the centre of the large vaulted galleried landing that has an airing cupboard and a charming seating area with bespoke Neville Johnson storage and French doors to a Juliette balcony. There are four delightful air-conditioned double bedrooms, three of which have views over the park, but all have ensuite facilities including one with a shower room, built in Neville Johnson wardrobes and French doors to a Juliette balcony. Another has a trendy ensuite bathroom with a black painted bath and a separate shower, Neville Johnson fitted cupboards and French doors to a balcony where you can happily sip your morning coffee while revelling in the far-reaching views.

The stunning principal bedroom includes a superbly fitted dressing room with a plethora of high-end Neville Johnson storage cupboards and wardrobes, drawers and a dressing table as well as shelving for shoes. This leads through to the luxurious bedroom that has bi-fold doors to a private balcony and a charming oval bath located beside a picture window so you can relax in your bath while enjoying the surrounding vista. There are also twin vanity basins and a discreetly hidden shower and toilet.







# Seller Insight



*We bought the property over 10 years ago when we were still living abroad as we felt that it was such a wonderful location. We then spent a great deal of time and effort extending and renovating the property and moved in about six years ago. We have been extremely delighted with the results and hope that new owners will enjoy it as much as we have. It is very special living in Dunorlan Park with the lake and the beautiful parkland while the dogs just think it is their very own back garden.*

*We can easily walk to the Pantiles, the town centre and the station where trains to London Bridge only take 44 minutes. We are close to good schools, a bus route and not far from 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.*

*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 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 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.\**

## **History of Dunorlan Park**

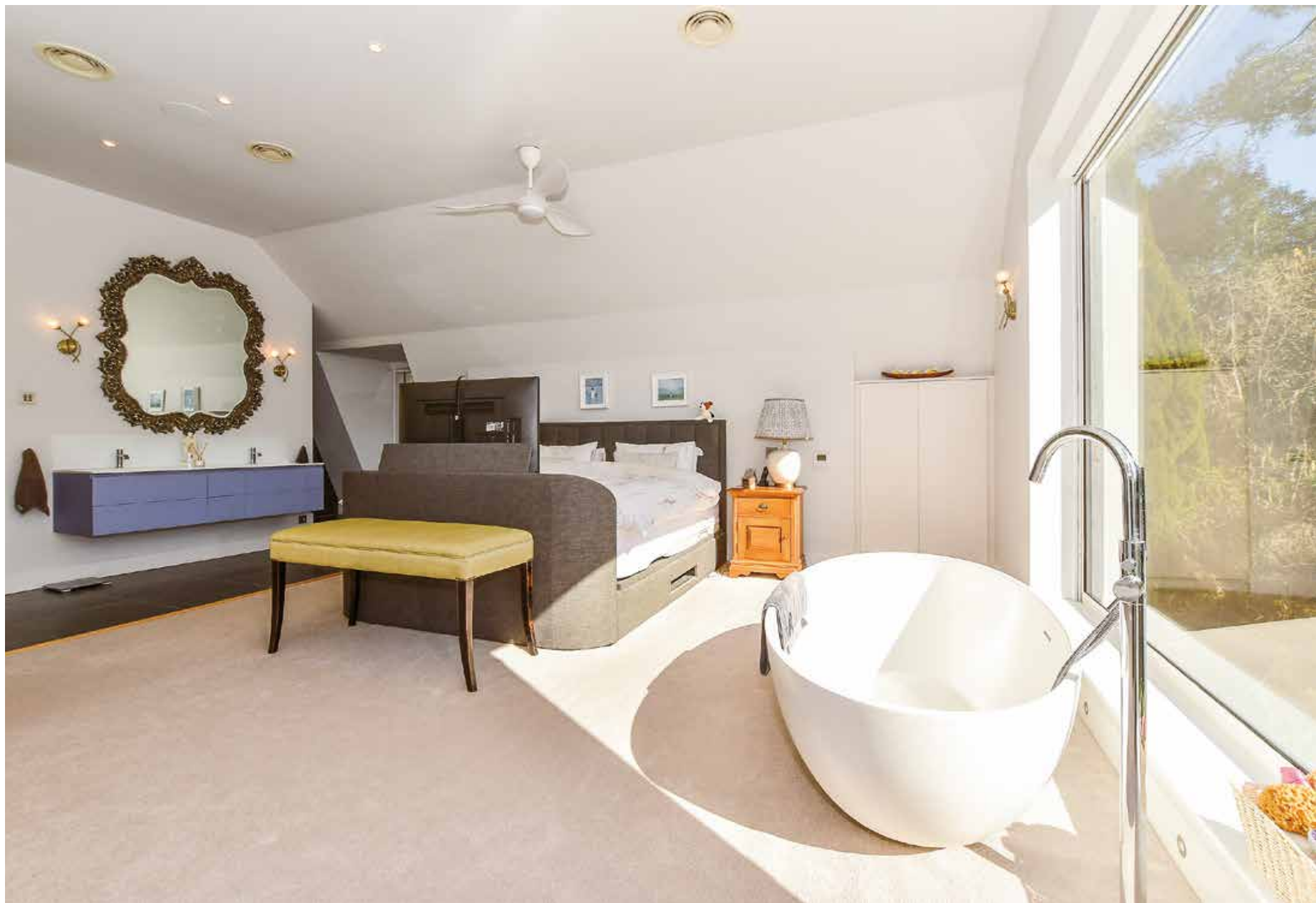
*In 1823 the land was purchased by property developer John Ward who was intending to build an estate to rival the village of Tunbridge Wells as the land included its own Chalybeate spring that you can see in the park to this day. He also created the lake but his ambitious plans didn't come to fruition and he subsequently sold the land to millionaire Henry Read who built a very large mansion in the grounds and had the gardens designed by the renowned Victorian gardener, Robert Marnock.*

*During World War II the mansion was used by the army and was eventually demolished in 1957, when eight new properties were erected in its place including Autumn Hill. Dunorlan Park was fully restored in 2003/4 after receiving a £2.1 million Heritage Lottery Funding award.*

\* 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.









# Step outside

## Autumn Hill

The charming three bay garage also has a matching gambrel shaped roof and a very smart first floor studio apartment that consists of a contemporary shower room, utility room, bedroom and living areas and an excellent kitchen space with quality units housing a built-in oven and hob with extractor, a wine cooler, a dishwasher and a large stand-alone matching fridge freezer while still leaving room for a table and chairs.

Roger Platts, the winner of five gold medals at the Chelsea Flower Show, designed and constructed the garden so you know you are in for something really special. He very cleverly designed it around many of the existing rare and beautiful mature trees and plantings including twisted hazels, Japanese maples and the stunning wisteria. There is a large upper terrace in the rear garden that is ideal for al fresco dining and bordered by a dwarf wall, shrubs and trees. Steps lead down to the lower terrace with a hot tub and a charming pond flanked by sweeping lawns interspersed with trees, shrub beds and high hedging.

Also in the rear garden is a cedar clad building with four bi-fold doors, internet and air conditioning. This would make an excellent office for anyone working from home who doesn't want to be disturbed by activities in the house. Alternatively, it could be a great bar/games/yoga room. The front garden includes a charming tree-lined area and pergola covered gravel walkway as well as the lovely lawns, perimeter trees and a wide variety of shrubs.



### Travel

Travel Information

By Road:

Tunbridge Wells station	1.1 miles
Tonbridge	6.7 miles
Sevenoaks	12.2 miles
Dover Docks	55.2 miles
Channel Tunnel	44.4 miles
Gatwick Airport	24.6 miles
Charing Cross	41.0 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  
Tunbridge Wells Target Shooting Club  
Tunbridge Wells Indoor Bowls Club  
Tunbridge Wells Bridge 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  
Somerhill (Independent)  
Hilden Grange Preparatory

Secondary Schools  
The Skinners' School  
Tunbridge Wells Girls Grammar

01892 530329  
01892 546422  
01892 511833  
01892 544777  
01622 729000

01892 512313  
01892 523006  
01982 525727  
01732 833394  
01732 352124  
01732 351169

01892 520902

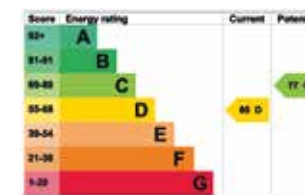
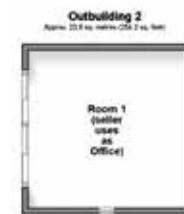
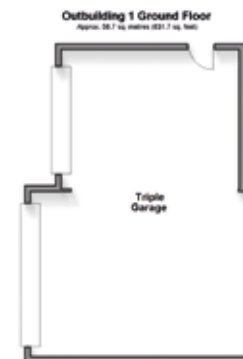
Tunbridge Wells Boys Grammar 01892 529551  
Hill View School for Girls 01732 352793  
The Judd School (Voluntary aided) 01732 770880  
Tonbridge Grammar School for Girls 01732 770880  
Tonbridge School (Independent) 01732 365555

### Entertainment

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

### Local Attractions / Landmarks

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



#### Ground Floor

Entrance Hall	27'6 x 19'9 (max)
Wine Cellar	
Kitchen/Dining Area	33'5 x 21'4 narrowing to 13'10
Living Area	24'8 (max) x 23'6
Utility Room	13'10 x 6'10
Downstairs Cloak Cupboard	
Downstairs Cloakroom	
Study/Office	8'10 x 7'4
TV Room/Gym	15'3 x 14'10
Bedroom 4	18'5 x 18'2 narrowing to 12'1
En-Suite Shower Room	7'11 x 6'1

#### First Floor

Landing	
Bedroom 1	20'4 narrowing to 13'3 x 15'8
Dressing Area	21'10 x 19'1 narrowing to 13'7 x 9'10
En-Suite Shower Room	15'3 x 8'10
Balcony	
Bedroom 2	17'9 narrowing to 13'6 x 15'5
En-Suite Bathroom	14'3 x 8'7
Balcony	
Bedroom 3	14'9 (max) x 13'6
En-Suite Shower Room	9'0 x 7'0 (max)
Juliet Balcony	
Bedroom 5	12'0 x 10'8 (max)
En-Suite Shower Room	7'1 x 5'3

#### Outbuilding 1 Ground Floor

Triple Garage	29'10 x 22'2 narrowing to 19'0
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#### Outbuilding 1 First Floor

Annexe Living/Kitchen/Bedroom	29'7 x 22'3 narrowing to 16'4 x 12'11
Shower Room	9'3 x 4'10

#### Outbuilding 2

Room 1 (Used as Office)	16'2 x 16'0
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#### Outside

Driveway	
Gardens	

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