



Poona Road
Tunbridge Wells | TN1 1SU

FINE & COUNTRY



Step inside

Poona Road

If your idea of a dream home is a fascinating residence on a quiet private road, yet only minutes from the station and the town centre in historic Tunbridge Wells. This delightful property is approached along a private road with parking for several cars and an electric charging point. It includes stylish and tasteful high end fixtures and fittings such as Burlington fittings in the bathrooms, a Honeywell 'wet' underfloor heating system throughout the property, solid oak flooring and bespoke plantation shutters on all the windows. With its traditional Kent weatherboarding exterior, chimneystack, box bay windows and pitched roof front entrance it has instant appeal even before you cross the threshold.

This delightful property is approached along a private road with an off road parking space and two additional parking spaces on the road including one with an electric charging point. Steps lead up to the charming original fisherman's village front door, sourced from Devon that opens into the spacious dining room with a box bay window and a staircase to the first floor that includes an understairs cupboard, a built in banquette seat that is perfect as a 'book nook' and bespoke shelving. The delightful sitting room also has a large box bay window and a charming fireplace with a log burner that keeps the area lovely and warm. (This will have to be reconnected)

An open archway leads from the dining room to the stunning kitchen/breakfast room with Jerusalem Gold limestone flooring. It was designed by Tom Howley and features a stainless steel range cooker and Palma Grey shaker style units with Ucon quartz worktops and integrated appliances such as a dishwasher and hidden bin storage. There is also a central island/breakfast bar and French doors to the rear courtyard as well as an adjacent cloakroom and equally well fitted utility room with a fridge freezer and built in washing machine.

You will never have to queue for the bathroom in this house as the first floor includes two large double bedrooms with box bay windows, fitted cupboards and en suite facilities. One has a shower room and the other features a free standing cast iron bath with claw feet. On the second floor there is the luxurious principal suite with its partially vaulted ceiling and exposed beams, the fabulous bathroom with a Witt and Berg free standing chrome and nickel bath, a walk-in shower with a rainfall shower head and twin basins. The whole bathroom is luxuriously tiled in a wet room style and includes a 'his and hers' Burlington sink. There is also an adjacent dressing room off the master suite. The second floor also includes a vaulted ceiling double bedroom that would make an excellent nursery or study but also fits a Queen sized bed and has views over the greenery of Claremont School's field.

The delightful paved rear courtyard includes a charming pergola covered seating area, designed by a garden architect using the best materials and a tasteful 'living wall' and is ideal for outdoor entertaining.





Seller Insight



What the owners say: We love this beautiful house as it is in such a special location so close to the station, the Pantiles and excellent local schools including the popular Claremont primary which can be seen from the house and is the only location that is 'definitely' in the catchment area. It is also quiet and peaceful with no road noise, it being situated on the bend of Poona Road, away from main arterial routes and, because it is a private road, it is very secure for both children and pets. The verge outside the house is partially owned by the property and represents a fun gathering place for the road's community to gather and have a bonfire of for the children to play safely.

We have designed the interior to be luxurious and individual but still practical including the underfloor heating system that can be controlled from your phone and thermostatically control each room independently. Even the two Velux windows in the kitchen can be controlled from your phone and include rain sensors so they automatically shut. As the house was originally built in 1837 we felt strongly that it should be restored to its former glory and have paid attention to every single detail with no expense spared. As a result it has been given the highest accolade by the town's 'Civic Society,' which looks out for excellence in development and conversion and was awarded by the Mayor. This house has been a wonderful place to live with a real community feel but also being detached with its own off road parking area has also been a godsend, giving us the best of both worlds. We have poured our heart and soul into every part of the design and, while we have loved living here, it's now ready for someone new to enjoy it and the close-knit local community where we have made many friends.

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, including the number one rated 'Boutique' in the UK, while the rest of the town also includes high street stores, a variety of excellent eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London within an hour.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St Peters' C of E primary and the Bennett Memorial Diocesan School, the St Gregory's Catholic School and Tunbridge Wells Girls Grammar School. You will also find excellent private schools in the area including Rosehill, The Mead, Holmewood House and Beechwood prep and secondary school as well as the famous Tonbridge School founded in 1553.

Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Theatre and exhibitions in the Amelia Scott cultural centre. For sports enthusiasts there are a variety of sports facilities available including the Neville golf club, cricket, football and rugby clubs as well as the indoor sports and a swimming pool while the tennis club is one of the oldest in the country with 21 courts including 8 grass courts. Sprint and summer brings plenty of festivals for adults and children alike. One not to be missed is the 'Jazz on the Pantiles' where people can enjoy al fresco dining while listening to some of the best live music in the Southeast while eating a range of wonderful food at the same time.

* 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	0.3 miles
Tonbridge	5.8 miles
Sevenoaks	12.1 miles
Dover Docks	55.9 miles
Channel Tunnel	43.7 miles
Gatwick Airport	24.2 miles
Charing Cross	47, miles
By Train from Tunbridge Wells	
London Bridge	51 mins
Cannon Street	56 mins
Charing Cross	55 mins
Victoria	1hr 19 mins

Leisure Clubs & Facilities

Leisure Clubs and 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
Claremont Primary
St James' C of E Primary
St Peter's C of E Primary
Hildenborough Primary
Somerhill (independent)
Hilden Grange Preparatory
Beechwood
Rose Hill
The Mead
Holmewood House

Secondary Schools

Tunbridge Wells Girls Grammar
Tunbridge Wells Boys Grammar
Hill View School for Girls
Beechwood
The Judd School (Voluntary aided)
Tonbridge School (Independent)

01892 530329
01892 546422
01892 511833
01892 544777
01622 729000

01892 531395
01892 523006
01982 525727
01732 833394
01732 352124
01732 351169
01892 532747
01892 525591
01892 525837
01892 860000

01892 520902
01892 529551
01732 352793
01892 532747
01732 770880
01732 365555

Entertainment

Odeon Cinema complex
Trinity Cinema
Assembly Hall Theatre
Vittle and Swig
Thackarays
The Ivy

Local Attractions / Landmarks

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

Split Level Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Second Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Ground Floor

Kitchen/Dining Room
Utility Room
Living Room

26'7 x 13'3 reducing to 12'5
7 x 9'7 reducing to 6'1
13'8 reducing to 11'8 x 10'1
reducing to 9'1

First Floor

Bedroom 2
En-Suite Shower Room
Bedroom 3
En-Suite Shower Room

13'5 reducing to 11'9 x 10'1
10' x 7'7
13'5 reducing to 11'9 x 10'2
6' x 3'9

Second Floor

Bedroom 4
Bedroom 1
Dressing Area
En-Suite Bathroom

10 x 8'4 reducing to 5'2
13'5 reducing to 11'9 x 10'2
6'4 x 8' reducing to 3'8
13'4 x 8'3 reducing to 4'9

Outside

Courtyard garden
Off road parking



Council Tax: E
Tenure: Freehold

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

