



Winburne

Ashurst Road | Ashurst | Tunbridge Wells | East Sussex | TN3 9TB

FINE & COUNTRY





Step inside

Winburne

Nestling in 12.96 acres of delightful grounds within the High Weald National Landscape (formerly an Area of Outstanding Natural Beauty) is this impressive early Edwardian residence with far-reaching views over the surrounding countryside. As you sweep onto the forecourt with its ornate circular central flower bed you can begin to appreciate the appeal of this lovely family home with its imposing chimneystacks, variable roof lines and bargeboards as well as bay and casement windows. The covered porch leads to the stunning reception hall that sets the tone for this charming home with a log burning stove that heats the downstairs and immediately surrounds you with a warm and welcoming atmosphere that continues as you move throughout the house.

Although the property has been sensitively modernised to create a contemporary environment it still retains superb period features including wood flooring, the original oak staircase, coved ceilings, dado rails, panelled doors and original fireplaces in many of the rooms. No where is this better illustrated than in the almost 36ft lounge/dining room with its angled box bay window and stone fireplace with a second log burner and is ideal for entertaining. This elegant room has a glazed door to the large, wood framed conservatory that has slate tiled flooring, lovely views over the swimming pool and the garden and is big enough room to provide additional seating and dining areas. There is also a large reception room with a curved glass extension that is currently in use as a 'snug' and is ideal for the kids to have their own space.

The excellent dual aspect kitchen/breakfast room is more than 29ft long with sufficient room for a large breakfast table and chairs for informal family meals. It includes a range cooker, a store cupboard and charming white units housing an upmarket American fridge freezer and stand-alone appliances. There is a fascinating fitted cloakroom just inside the front door and a secondary hallway where you will find an additional cloakroom, the plant machine room and a utility area/boot room as well as French doors to a small patio area. A second staircase leads up to a 30ft bedroom with an ensuite shower and a balcony

overlooking the grounds that is currently in use as a well-equipped gym. It is over the two double garages and this whole area could be converted into a large separate annex, subject to the necessary permissions.

The other five double bedrooms are accessed via the main staircase that leads to a spacious galleried landing with skylights and an airing cupboard as well as to the modern family bathroom with a stand-alone oval bath, a walk-in shower and a vanity basin. Adjacent to the family bathroom is a large dual aspect double bedroom with far reaching views and direct access to another double bedroom with a wall of fitted cupboards and a basin so could become an excellent dressing room or a pair of bedrooms for kids. There is also a well-proportioned bedroom with an angled box bay window and a guest room with a spa inspired ensuite shower and underfloor heating as well as the principal suite. This calm and peaceful space includes glass fronted fitted cupboards, lovely views over the woodland and a trendy ensuite with a walk-in shower and a pair of contemporary vanity basins.

A separate driveway leads to the two garages, one of which is also used as a games room. A high curved wall discreetly separates the forecourt from the swimming pool complex and is bordered by a terrace, providing an ideal space for lounging in the sunshine. Beyond the conservatory there is a large workshop/garden shed and steps down to another spacious terrace creating a charming area for outdoor entertaining. It leads to well-manicured level lawns and to the rest of the grounds that features an orchard with about 30 fruit trees, a vegetable garden and a greenhouse surrounded by six acres of woodland where children can play hide and seek, make camp or enjoy the charming tree house. For anyone with equestrian interests there is a wild meadow that could accommodate horses and it also includes a large barn that could be converted to stables or it would also make an excellent workshop/studio or office complex for anyone working from home who needs a quiet and peaceful working environment.

Seller Insight

“As soon as we saw the house we fell in love with the spacious rooms, the warm and friendly atmosphere and the grounds as well as the far-reaching views. While we are surrounded by 12.96 acres of grounds and woodland we are not far from the main road for very easy access to Tunbridge Wells and East Grinstead, but we hardly notice any noise and when we are in the garden and the swimming pool, we just enjoy the sound of the birds and the sight of the deer wandering through the grounds. We shall be very sad to leave our wonderful family home but a change in circumstances mean we have to pass the baton on to new owners. The village of Ashurst is only a couple of minutes away and includes a mainline station with commuter access to London, a church and a village hall with a sports ground while it is just over a mile to the good Fordcombe primary school or a little further afield is Speldhurst primary school, rated Outstanding by Ofsted.

It is only about four miles to the historic spa town of Tunbridge Wells which became famous in Regency times when frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. It developed during that time to include the famous colonnaded 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 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 various primary and secondary schools in and around Tunbridge Wells 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 while Claremont primary is considered 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 and in Tonbridge there is the famous Tonbridge School founded in 1553. For sporting aficionados there is the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs as well as the indoor sports and tennis centre and a swimming pool.”*

* 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	4.3 miles
Tonbridge	8.6 miles
East Grinstead	9.4 miles
Sevenoaks	13.0 miles
Dover Docks	60.2 miles
Channel Tunnel	48.0 miles
Gatwick Airport	19.5 miles
Charing Cross	36.7 miles
By Train from Ashurst	
London Bridge	57 mins
Cannon Street	1hr 12mins
Charing Cross	1hr 15mins
Victoria	1hr 2mins
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

Greggs Wood and Speldhurst Medical Group
Rusthall Medical Centre
Tunbridge Wells Hospital

Education

Primary Schools
Fordcombe C of E Primary
Speldhurst C of E Voluntary Aided Primary
Forest Park Nursery
St James' C of E Primary
St Peter's C of E Primary
Hildenborough Primary
Somerhill Preparatory
Hilden Grange Preparatory

01892 863040
01892 515142
01622 729000

01892 740224
01892 863044
01892 512313
01892 523006
01982 525727
01732 833394
01732 352124
01732 351169

Secondary Schools

The Skinners' Grammar School	01892 520732
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

Entertainment

Odeon Cinema complex
Trinity Theatre
Assembly Theatre
The Hatch Inn
Rocca Restaurant and Cocktail bar
Thackerays
The Ivy
The Nevill Crest and Gun
The Huntsman

Local Attractions / Landmarks

Eridge Park
Spa Valley Steam Train
Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Hall Place Leigh



Ground Floor

Reception Hall	26' x 18' (Maximum)
Drawing Room	15'11 x 37'3
Reception/Games Room	16'5 x 23' Maximum
Conservatory	21'6 x 15'3
Kitchen/Breakfast Room	29'4 x 15'8
Downstairs Cloakroom 1	
Downstairs Cloakroom 2	
Boiler Room	
Rear Hallway	

First Floor Landing

Principal Bedroom	20' x 16'6
En-Suite Shower Room	
Bedroom 2	16'5 x 15'4
Bedroom 3	16'11 x 14'5
Bedroom 4	15'7 x 11'5
En-Suite Shower Room	
Bedroom 5	16'3 x 11'2
Family Bathroom	

OUTBUILDINGS

Ground Floor	
Garage 1	19'4 x 15'9
Garage 2	19' x 16'5
First Floor Gym	26'3 x 15'7
Shower Room	

OUTBUILDING 2

Ground Floor	
Workshop	
Store	
Log Store	

OUTSIDE

Off road parking	
Gardens & Ground of approx 12 Acres	

Council Tax Band: G
Tenure: Freehold

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