



23 Wallace Close
Tunbridge Wells | Kent | TN2 5HW

FINE & COUNTRY





Step inside

23 Wallace Close

This delightful detached family home has been owned by the same family since 1976 and is immediately available with no forward chain. It is located on the edge of a cul-de-sac only a short distance from the famous Pantiles and Tunbridge Wells town centre and nestles in a large corner plot with the potential to be extended, subject to the necessary planning permissions. Turning into Wallace Close you can see the house with its well-manicured front lawn featuring a charming oval raised flower bed and a driveway bordered by high trees and hedging, that shields the property from the neighbours and continues along a pathway to the rear of the house.

The driveway provides off road parking and leads to the garage and the large dual aspect porch with a glazed front door and opens into the well-proportioned sitting room with a charming fireplace as a focal point. There is a wide archway to the dining room, providing a dual aspect and open plan feel as the dining room has patio doors to the rear terrace, so family and friends can enjoy sitting down to a meal while appreciating the view over the garden. An inner hall with stairs to the first floor and a cloakroom provides access to the kitchen/breakfast room that has fitted units and stand-alone appliances, space for a table and chairs as well as a door to the garden. On the first floor there is a family bathroom and three double bedrooms including two with fitted cupboards as well as a fourth room that is currently designed as a shower room but could easily be converted back into another bedroom if required.

The easy-to-manage rear garden includes a terrace that spans the width of the property and is ideal for al fresco dining. It borders a large lawn with a useful garden shed, large mature trees and a shrub border surrounded by close board fencing.



Seller Insight

“ We moved here nearly 50 years ago and it has been a delightful family home. We love the surroundings and it was a great place for our family to grow up. However it is now basically a blank canvas for new owners to make it their own by modernising the interior as well as having the potential to extend into the rear garden, subject to the appropriate permissions.

The house is very conveniently located as we can easily walk to the station and the shops and are close to good schools, a bus route, pubs and restaurants, 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. While trains from Tunbridge Wells station can whisk you to London Bridge in 44 minutes and 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 sought-after primary and secondary schools including Tunbridge Wells Girls and Skinners Grammar School as well as excellent private schools in the 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.







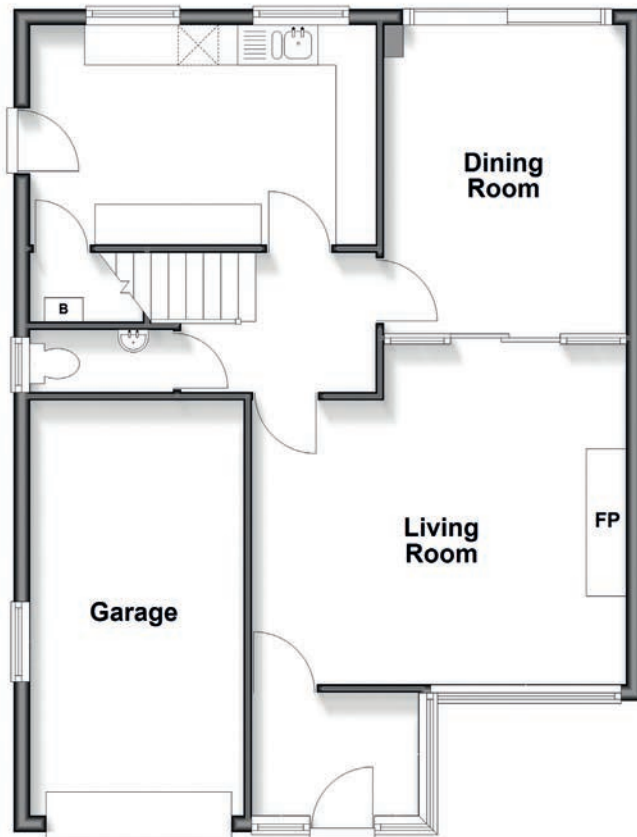
Travel	
By Road	
Tunbridge Wells Station	1.0 miles
Tonbridge	6.3 miles
Sevenoaks	12.5 miles
Dover Docks	57.1 miles
Channel Tunnel	44.9 miles
Gatwick Airport	24.3 miles
Charing Cross	48.3 miles
By Train from Tunbridge Wells	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

Leisure Clubs & Facilities
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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

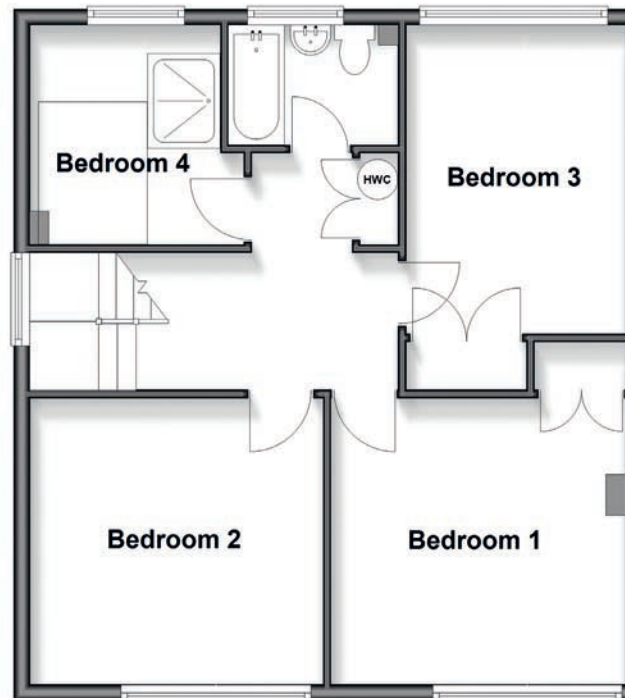
Healthcare	
Lonsdale Medical Centre	01892 530329
Wells Medical Centre	01892 546422
Kingswood Surgery	01892 511833
Grosvenor and St James	01892 544777
Tunbridge Wells Hospital	01622 729000
Education	
Nursery	
Rainbow Nursery	01892 516677
Forest Park	01892 512313
Primary Schools	
St Marks CofE	01892 525402
Claremont Primary	01892 531395
Broadwater Down primary	01892 527588
St Peters Primary	01892 525727
The Mead (Independent)	01892 525837
Holmewood House (Independent)	01892 860000
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Secondary Schools	
The Skinners' 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	
The Old High Street	
The Pantiles	
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	
Penshurst Place	
Knole House	
Hall Place Leigh	

Ground Floor
Approx. 69.1 sq. metres (743.4 sq. feet)



First Floor
Approx. 61.1 sq. metres (658.0 sq. feet)



Ground Floor
Entrance Porch
Cloakroom
Living room

14' reducing to 11'7 x 15'3
reducing to 14'2

Dining Room
Kitchen

12'7 x 10'
13'10 x 9'

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4 (temporary shower room)
Bathroom

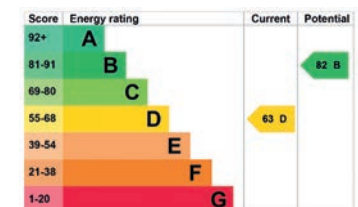
12'1 x 11'10
12' x 11'10
12'8 x 9'
9'1 x 7'9
7' x 5'6

Outside

Integral Garage
Front side and rear Gardens

16'9 x 8'

Council Tax Band: F
Tenure: Freehold



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