

Mayfield Road, Tunbridge Wells,





# Westover, Mayfield Road, Tunbridge Wells

Westover is a unique detached family home, which has the advantage of a secluded location, creating the sense of being in the countryside, whilst being close to the centre of Tunbridge Wells. The property offers six bedrooms with spacious and striking interior with wonderful garden and grounds.

Tunbridge Wells mainline station - 1.1 miles (services to London Bridge from 42 minutes). A21 (Pembury) - 3.9 miles. Pantiles - 1.2 miles. The High Street 1.1 miles.

(All times and distances are approximate)



**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council: 01892 526121

**Council tax band:** F

**Services:** Mains water, electricity and drainage. Gas fired central heating.





A beautifully presented family home with picturesque garden, situated close to the centre of Tunbridge Wells.

## The Property

The property has been beautifully enhanced and updated to an exceptionally high standard by the current owners, offering generous and flexible family accommodation.

The front door leads to a spacious and welcoming entrance hall with convenient cloakroom located on the right-hand side. The living room is situated to the front of the property and has a working feature fireplace with French doors leading out to a picturesque garden. Leading on from the sitting room is the double aspect living room patio doors providing further access to the garden; situated in the corner is a spiral staircase which offers direct access to the principal bedroom.

The open plan kitchen/dining room is considered the hub of the house with a large island with seating, fitted wall and base units with fully integrated appliances, including Aga oven and wine chiller; there is also further access to the large patio and garden via double doors, providing a wonderful space for day-to-day life and entertaining. To note, there is a separate utility room nestled just behind the kitchen which offers access to the rear of the property.

Steps lead up to the first floor with six bedrooms and a large family bathroom with roll top bath and dual vanity. The principal bedroom enjoys an attractive outlook with a walk-in dressing room and an open luxurious ensuite with walk-in shower, freestanding bath and dual vanity. The second bedroom has a stylish ensuite with shower. The single bedroom is currently used as study, offering a great work from home space.

## Garden and Grounds

The property is approached via a private driveway offering parking for multiple cars and garage. To the rear of the house is a beautiful secluded south easterly facing wrap-around garden offering established flower beds, central lawn and large patio with a separate raised terrace, providing the perfect backdrop for al fresco dining and entertaining. The property also offers a large summerhouse, a well-maintained vegetable patch and sunken hot tub. In all the property extends to about 0.7 acres (to be verified).



## Situation

Mayfield Road is situated in a sought-after location close to the centre of Tunbridge Wells, it is within easy reach of the principal shopping areas with many major national stores in Royal Victoria Place. The property is well placed for the mainline station as well as a variety of choices of restaurants and boutiques in the Pantiles and the Old High Street. The area is renowned for an excellent choice of educational facilities within the state and private sectors including The Girls and Boys Grammar School.

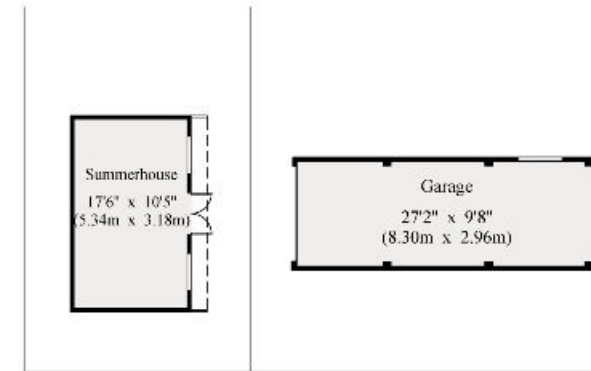
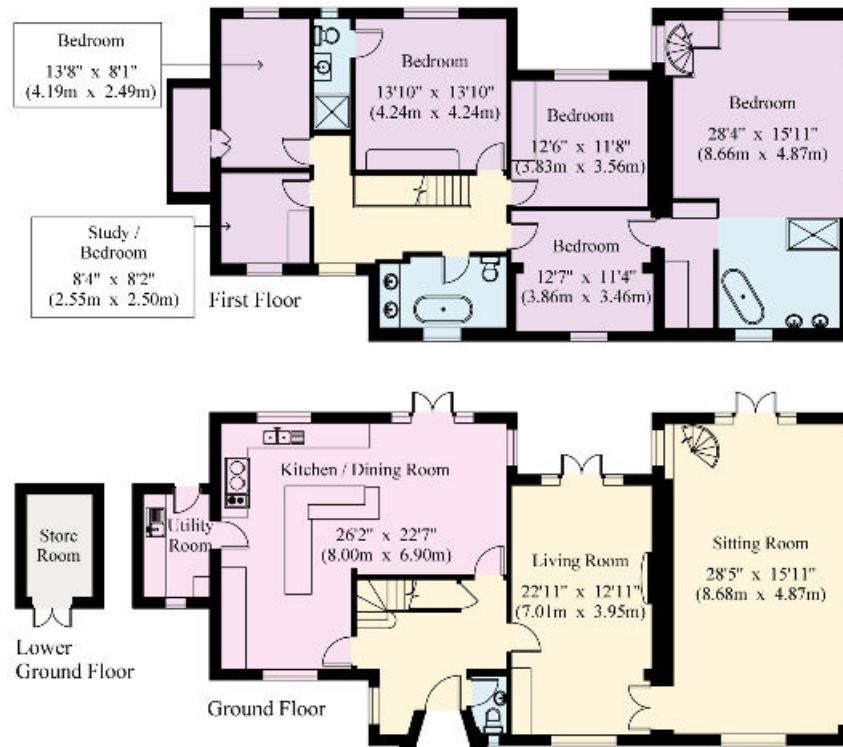
## Directions (TN4 8ES)

From Tunbridge Wells station, proceed up the hill on Mount Pleasant Road and turn left at the traffic lights onto Church Road (A264). Continue on Church Road over the crossroads, crossing over the common, and turn right at the T-Junction onto Mount Ephraim. Turn left onto Boyne Park and then take the second left onto Mayfield Road where the property can be found after a short distance on the left hand side.



## Approximate Gross Internal Floor Area 331.1 sq m / 3562 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



----- Restricted Height



26/05/23 Trueplan (UK) Ltd 01892 614 881

**Knight Frank**  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Ross Davies**  
01892 772947  
[ross.davies@knightfrank.com](mailto:ross.davies@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs and videos dated April 2022.

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