

Grove Hill Road, Tunbridge Wells

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# An immaculately presented Victorian family home in the desirable 'village' area of Tunbridge Wells, ideally situated for renowned Claremont Primary School.

## Situation

Situated just 0.3 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the historic High Street and famous Pantiles. The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby Claremont Primary School and The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks. Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.

## Distances

Tunbridge Wells Station 0.3 of a mile (London Bridge from 42 minutes), High Street 0.3 of a mile, Pantiles 0.6 of a mile, A21 (Pembury) 2 miles.  
(All times and distances are approximate)



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EPC  
C





## The Property

St James Lodge comprises a wonderfully proportioned, attached Victorian property of great character and elegance. The property offers well configured and spacious accommodation arranged over the ground and first floors with an abundance of period features including high ceilings and large, timber framed sash windows. The house is believed to date back to the early 19th century with the later conversion winning a coveted Civic Society award.

An impressive entrance hall leads to the immaculately presented formal reception rooms, a sitting room and family room, both featuring ornate fireplaces and bay windows.

The kitchen/breakfast room is a particular highlight, also leading from the entrance hall, with stylish shaker style units by Neptune and stunning solid worksurfaces. The space is ideal for modern family living, with a useful island incorporating further storage, and plenty of room for a dining table overlooking the garden. A door leads directly out from the kitchen to the patio, perfect for alfresco entertaining. The ground floor accommodation continues from the kitchen, passing a good-sized utility room with underfloor heating and onto a wonderful garden room and study which wrap around the garden, flooded with natural light and both with double doors offering further access to the garden. The study benefits further from a downstairs shower room, complete with underfloor heating, making it an ideal guest en suite bedroom if required. Also to note on this level is a downstairs cloakroom, accessed from the entrance hall.

On the first floor, a spacious landing leads to 5 bedrooms, served by a beautifully appointed shower room and a family bathroom designed by West One with Lefroy Brooks fittings and underfloor heating.



## Gardens and Grounds

Unusually for a period property so centrally positioned, St James Lodge benefits from a private driveway providing off-street parking for at least 2 cars as well as permit parking on private Poona Road.

There is a charming, south-facing courtyard garden which has been beautifully maintained by the current owners.

The property also benefits from an electric vehicle charging point.

## Directions (TNI IST)

From Tunbridge Wells Station (Mount Pleasant Road), proceed down the hill to the mini-roundabout and turn left onto Grove Hill Road. Proceed up the hill for approximately 0.3 of a mile where the property will be found on the right hand side, on the corner of Poona Road.

## Property Information

**Local Authority:** Tunbridge Wells Borough Council. Tel: 01892 526121

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

**Council Tax Band:** G

**Tenure:** Freehold

**EPC:** C

## Agent's Note

There is a recommended £15 per month contribution to the Poona Road association which includes residents' permits. Further detail available from Knight Frank.

## Viewings

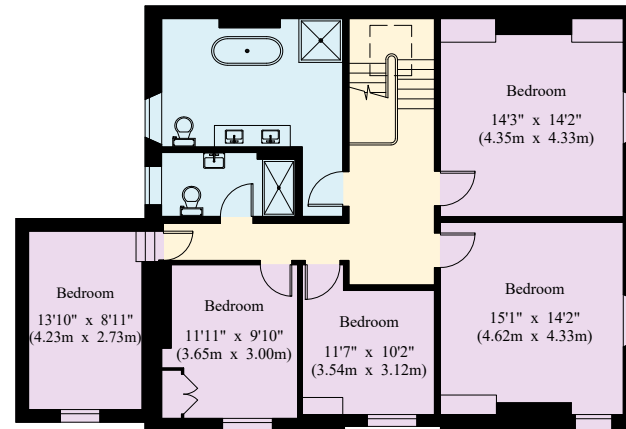
By appointment through sole selling agent Knight Frank.

## Approximate Gross Internal Floor Area

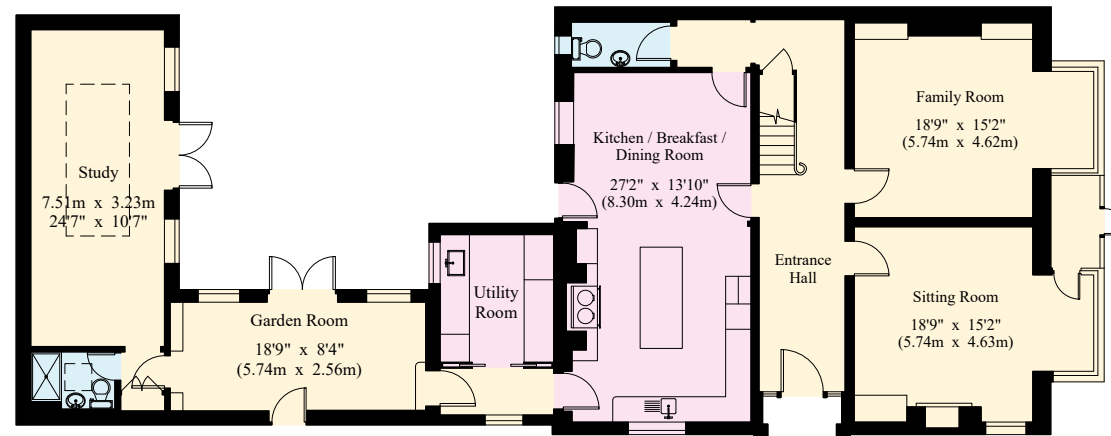
Total Area = 289 sq m / 3,110 sq ft

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.



First Floor



Ground Floor

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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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