

# Poona Road, Tunbridge Wells

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A beautifully renovated Georgian terrace, situated on a sought-after private road just 0.4 of a mile from the mainline station and ideally located for the old High Street, famous Pantiles and ever-popular Claremont Primary School.

### Situation

Poona Road is situated in an extremely desirable location on the edge of the 'Village' area of Tunbridge Wells, within easy reach of everything the town has to offer, including specialist shops, boutiques and restaurants on the High Street and Pantiles. The mainline railway station is just 0.4 of a mile away with services to London from approximately 42 minutes.

The town is well known for its green spaces, including nearby Calverley, Grove and Dunorlan parks.

Tunbridge Wells and the surrounding area is renowned for an excellent choice of schools such as nearby Claremont Primary, the girls' and boys' grammars and Bennett Memorial. Preparatories include Rose Hill, The Mead and Holmewood House with independent senior schools in Tonbridge, Mayfield, Sevenoaks and Eastbourne.

### Distances

Tunbridge Wells Station 0.4 of a mile, High Street 0.4 of a mile, Pantiles 0.6 of a mile (All times and distances are approximate).



## The Property

One of four known as Elizabeth Cottages, the property has been extensively renovated by the current owners. The entrance hall is fitted with a solid wood hallrobe giving plenty of useful storage and features Amtico flooring which continues throughout the ground floor.

The well-proportioned sitting room offers a wealth of period features including a working marble fireplace and multi-paned sash window with restored Georgian shutters. The versatile space could also accommodate a home office desk.

At the rear of the house is an impressive open-plan kitchen/family room with a sky lantern and crittal style back doors leading out to the rear garden. The solid wood kitchen was fitted by Burlanes and features oak worktops and a traditional butler sink. Furthermore, the open-plan area benefits from a wood burning stove, understairs storage and leads through to a useful lofted utility room and downstairs cloakroom.

On the first floor, the principal bedroom overlooks the rear garden and benefits from fitted, solid wood wardrobes. The fully tiled en suite bathroom features a large wall fitted bath with overhead shower, sink adapted from a vintage sewing machine table, a feature marble wall and marble flooring throughout.

There are two further bedrooms on this level and a fully tiled, very well-appointed shower room.

The useful loft space is accessed from the main landing and offers generous additional storage as well as housing the gas boiler.





## Garden and Grounds

The property is set back from the road and approached by a brick paved path leading to an attractive, partial glazed solid wood door. The front garden has been very well-maintained by the current owners and benefits from a useful shed, ideal for bike storage.

The partially decked and brick paved rear courtyard garden offers an enticing outside space for the afternoon and evening sun, ideal for alfresco entertaining. Additional storage is available under the decking.

Privately permitted on-street parking is available on Poona Road.

## Directions (TNI ISU)

From Tunbridge Wells train station (Vale Road exit), turn left and take the second exit at the mini roundabout onto Grove Hill Road. At the sharp left hand corner, where Grove Hill Road joins Camden Hill and Prospect Road, turn right into Poona Road, where No.3 will be found on the right hand side.

## Property information

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

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

**Council Tax Band** D

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP

## Approximate Gross Internal Floor Area

Total Area = 79 sq m / 850.349 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.



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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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Particulars dated [January 2024]. Photographs and videos dated [March 2022-August 2023].

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