



## Poona Road Tunbridge Wells

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A beautifully renovated Victorian 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.

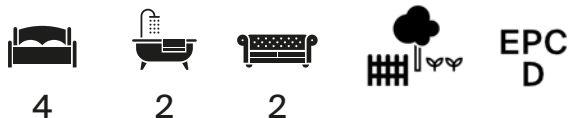
The mainline railway station is just 0.4 of a mile away with services to London from approximately 42 minutes.

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 (located at the end of the road), 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

A charming entrance hall leads to all of the principal living space on the ground floor. The formal sitting room is situated at the front of the house with an attractive bay window, cosy log burner and bespoke fitted storage. At the rear is an impressive, open-plan kitchen/dining/living space – ideal for modern family living. The kitchen offers a range of neutral wall and base units with stunning worksurfaces and integrated appliances, including a Quooker tap. There is plenty of room for a dining table and an additional seating area. It is a bright and spacious area, with Velux windows and bi-fold doors leading directly out to the garden. Also on the ground floor is a well-appointed w.c.

The principal bedroom is located on the first floor with a lovely outlook to the front and an ornate fireplace, typical of the period. There is one further bedroom on this floor, both served by a good-sized family bathroom with Lefroy Brooks fittings, roll top bath and separate shower.

There are two further bedrooms with original fireplaces on the second floor with a separate shower room.









## Gardens and Grounds

The rear garden has been beautifully landscaped by the current owners with low maintenance, artificial grass and established borders including a mature wisteria that is spectacular throughout the Spring and Summer. A real highlight is the detached garden studio, also with bi-fold doors, offering a versatile space for further living accommodation or a potential home-office.

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.11 will be found on the right hand side.

## Property Information

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

**Council Tax** E

**Tenure** Freehold

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

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



### Approximate Gross Internal Floor Area

Main House = 131.2 sq m / 1,412 sq ft

Studio = 19.1 sq m / 205 sq ft

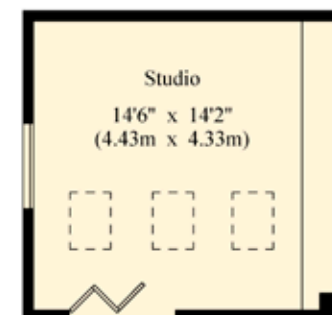
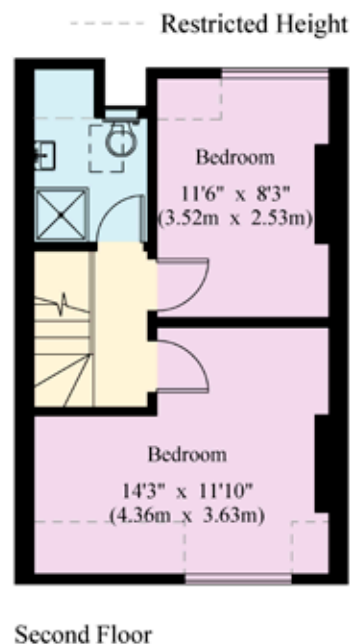
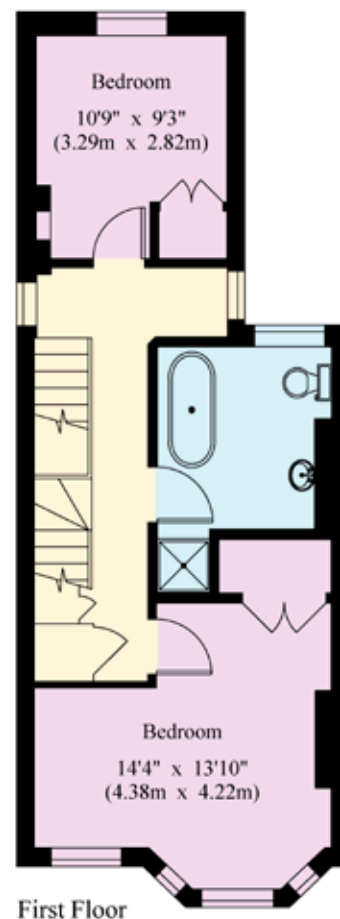
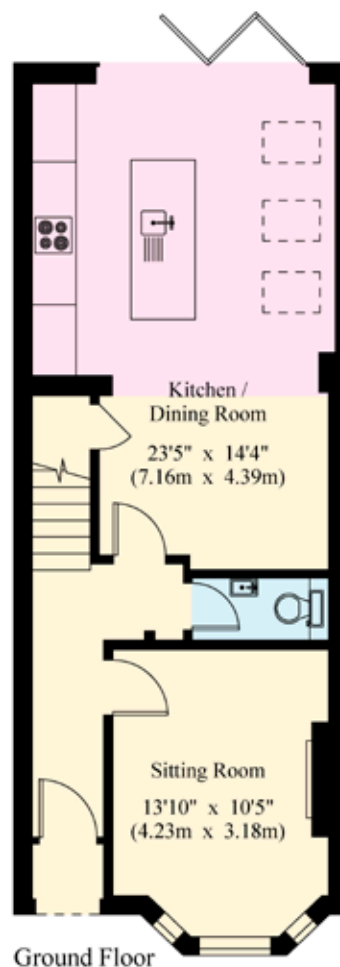
Total Area = 150.3 sq m / 1,617 sq ft

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 2025. Photographs and videos dated January 2025.

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