



43 Royal Chase, Tunbridge Wells, Kent TN4 8AX

Guide Price £1,750,000 Freehold

When experience counts...

est. 1828  
**bracketts**



An attractive detached residence, brick built with tile hung upper elevations, set within the Culverden area. Royal Chase is one of the town's most sought-after residential addresses - a location that affords unparalleled access to the town centre, the Commons, station and Tunbridge Wells' highly regarded secondary schooling, all of which are 0.5 of a mile or so. The house is situated on a corner plot and the wide driveway offers a multitude of parking and turning. The rear garden has direct access into the Great Culverden Park which is a privately owned woodland park of some 9.5 acres including natural ponds and open spaces for the sole use of properties surrounding the park making it a perfect location for growing families. The accommodation on the ground floor centres around a striking hallway with an oak staircase and part galleried landing. There is a large through reception room with a Minster fireplace. In addition, there is a dining room, study and a kitchen / breakfast room with a wide array of newly fitted work surfaces with matching upstands and storage options, plus integrated appliances that include a five ring gas hob with canopy above, an oven, fridge, freezer, dishwasher and washing machine. Upstairs, there are five bedrooms in all, one of which has an en suite shower room / WC, plus an additional spacious bathroom, both of these have white suites with chrome fittings and are finished to a luxurious standard. Outside, the driveway gives access to a double width garage, currently utilised as a workshop and there is a large level rear garden with paved areas adjacent to the house, plus lawn, borders and mature hedging giving the garden a high degree of privacy.

- Individual Detached Home
- Highly Sought-After Culverden Area
- Access to Great Culverden Park
- Generous Hall / Galleried Landing
- 3 Reception Rooms
- Kitchen / Breakfast Room with Integrated Appliances
- 5 Bedrooms
- Bathroom/WC / En Suite Shower/WC
- Attached Double Garage
- Wide Driveway







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

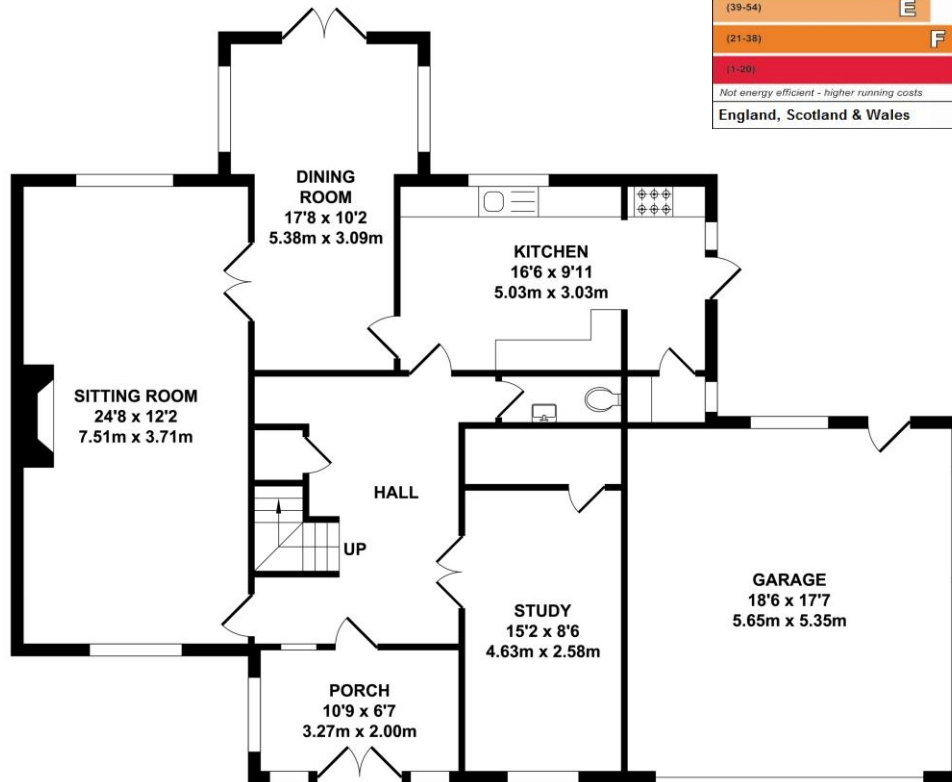
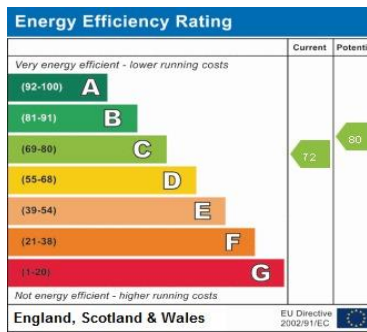
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

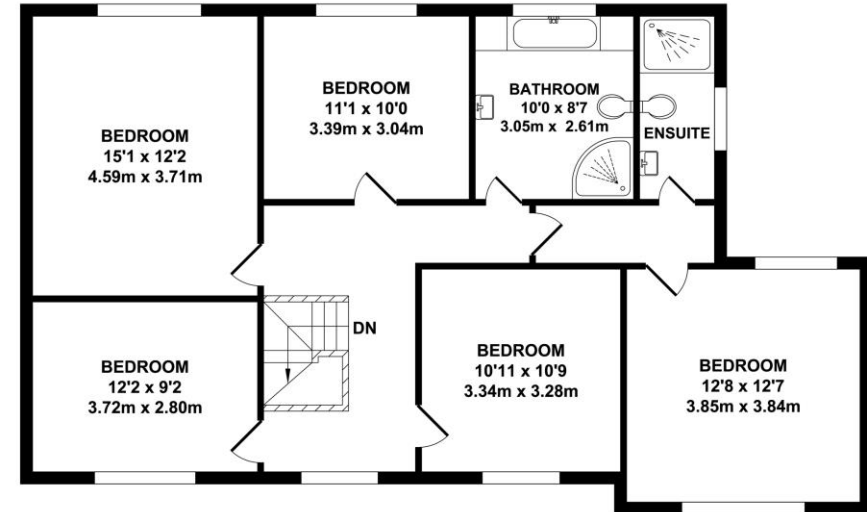
Council Tax Band: G



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GROUND FLOOR  
APPROX. FLOOR AREA  
1403 SQ.FT.  
(130.31 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1016 SQ.FT.  
(94.39 SQ.M.)

TOTAL APPROX. FLOOR AREA 2419 SQ.FT. (224.7 SQ.M.)