



DORKING ROAD

TUNBRIDGE WELLS - GUIDE PRICE £750,000 - £775,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

10 Dorking Road

Tunbridge Wells, TN1 2LP

Entrance Hallway - Cloakroom - Lounge With Patio Doors To Garden - Dining Room/Second Reception Room - Kitchen - First Floor Landing - Three Bedrooms - Family Bathroom - Second Floor Landing - Two Bedrooms - Utility Space With Potential For Conversion To A Further Bedroom Or Study Area Subject To Permissions Being Obtainable - Front Garden - Rear Garden With Large Detached Shed

A period property arranged over 3 storeys and with especially generous entertaining and sleeping spaces in the form of five bedrooms and two good sized reception rooms, located on a popular and peaceful residential road in the St. James quarter of Tunbridge Wells, adjacent to - and enjoying views towards - Grosvenor & Hilbert Park. The property has a contemporary styled kitchen, a ground floor cloakroom, attractive front and rear gardens (with the latter enjoying a southerly westerly aspect) and also a further room on the second floor, which, subject to the permissions being obtainable has great potential for conversion into a sixth bedroom or study area.

Properties on this road and at this price point have proven to be particularly popular with buyers over the years. We consider the sheer space and flexibility of this proposition should encourage all interested parties to make an immediate appointment to view.

Access is via a door with inset opaque windows (some leaded and coloured) leading to:

ENTRANCE HALLWAY:

A wide hallway with good areas of wood effect flooring, radiator, dado rail, textured ceiling areas of wooden panelling. Stairs to the first floor. Under stairs area with space for washing machine. Doors leading to:

LOUNGE:

Of a good size and with excellent space for lounge furniture and for entertaining, wood effect flooring, dado rail, textured ceiling, radiator, various media points. Feature recess (formerly fireplace) with wooden mantle and surround and inset electric fire. Double glazed window to the rear with fitted blind and double glazed patio doors to the rear garden.

DINING ROOM/RECEPTION 2:

Of a good size with good areas of wood effect flooring, picture rail, feature corning, radiator inset to a decorative cover, various media points. Good space for dining or lounge furniture. Corner cupboard housing the electric meter and consumer unit. Bay window to the front comprised of three sets of double glazed windows.

CLOAKROOM:

Fitted with a low level wc, corner wash hand basin with taps over and splashback, radiator, wood effect flooring. Opaque double glazed window to the side.



KITCHEN:

Fitted with a range of contemporary wall and base units and a complementary work surface. Single bowl sink with mixer tap over. Integrated electric oven and microwave. Inset four ring electric hob with feature glass splashback and extractor hood over. Good general storage space. Integrated fridge and freezer. Good areas of wood effect flooring. Breakfast bar area. Space for a small table and chairs. Floor mounted boiler. Wooden panelled ceiling, further areas of fitted shelving. Double glazed window to the side and further double glazed stable style door with inset Georgian style double glazed panel to the side.

FIRST FLOOR LANDING:

Mezzanine level with double glazed window to the side. Carpeted, radiator, stairs to the second floor. Doors leading to:

BEDROOM:

Of a good size with space for a double bed and associated bedroom furniture, carpeted, textured ceiling, radiator. Feature cast iron fireplace. Good areas of fitted wardrobes and further bedroom storage. Shallow bay window to the front comprised of three sets of double glazed windows and views across Dorking Road toward Grosvenor & Hilbert Park.

BEDROOM:

Carpeted, radiator, picture rail. Good space for bed and associated bedroom furniture. Feature recess to one side of the original chimney breast acting as a wardrobe area with area of fitted shelving and coat rails. Double glazed window to the side.

FAMILY BATHROOM:

Fitted with a feature wash hand basin with storage below and mixer tap over, low level wc, panelled bath with taps over, corner shower cubicle with sliding glass doors and single shower head. Good areas of wood effect flooring, part tiled walls, towel radiator, wall mounted backlit mirror. Cupboard with inset hot water cylinder and good general storage space. Opaque double glazed window to the front with fitted blind.

BEDROOM:

Carpeted, radiator. Good space for double bed and associated bedroom furniture. Feature cast iron fireplace. Good areas of fitted wardrobes. Double glazed window to the rear.

SECOND FLOOR LANDING:

Carpeted, feature recess suitable for storage. Velux style window. Doors leading to:

BEDROOM:

Carpeted, radiator. Areas of sloping ceiling, good space for large bed and associated bedroom furniture. Double glazed windows to the front affording views across Grosvenor & Hilbert Park.

A door from the second floor landing leads to a walkway with areas of reduced height ceiling, Velux window to the side. Opening to:

UTILITY SPACE:

Areas of exposed floorboards, good general storage space. Space for tumble dryer and water tank with Velux window to the side. This room serves as a de facto attic space but subject to permissions being obtainable has potential for conversion to a further bedroom or perhaps a study area.



BEDROOM:

Accessed via the walkway. Carpeted, radiator, areas of sloping ceiling. Space for a double bed and associated bedroom furniture. Double glazed windows to the rear affording views across Tunbridge Wells.

OUTSIDE FRONT:

Wide path leading from the front door to the pavement set to pavingstones with a gentle incline. Essentially a low maintenance front garden area set to areas of shrub beds and further gravelled areas in a raised bricked area. A path leading to the side of the property with a gate leading to the rear garden.

OUTSIDE REAR:

An area of low maintenance paving to the immediate rear of the property affording good space for garden furniture and for entertaining. Space for a detached external storage unit. Low maintenance path at the side returning to the front. There is a single step up to the principal garden area which is mostly laid to lawn with areas of raised shrub beds and a further path leading to the rear of the garden offering a further low maintenance seating area. Large detached shed, external tap. The garden has a pleasing westerly aspect but because of its position in relation to neighbouring properties offers excellent sun from southerly areas to.

SITUATION:

Dorking Road is a very pleasant, wide and peaceful road in the St James's quarter of town. At one end, Grosvenor and Hilbert Park - recently refurbished and now a wonderful local facility - at the other, access to the Town Centre via Camden Road where a good number of the towns independent retailers and restaurants can be found. The area is well served by both of Tunbridge Wells's mainline stations. The town has an excellent mix of primarily multiple retailers at the Royal Victoria Place, the Calverley Road pedestrianized precinct and North Farm Estate with further independent offerings along Mount Pleasant, the Old High Street, Chapel Place and the Pantiles. Tunbridge Wells has a good number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are accessible from the property.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE: Interested parties should be advised that the property has a flying freehold with the adjacent, attached property. Please speak to Wood & Pilcher for further details.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1878 ft² ... 174.5 m²



Sales, Lettings, Land & New Homes

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.