



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Double Bed Detached Home
- Impressively Extended
- Offered to a Very High Standard
- 2 En Suites, Further Bathroom
- Double Garage & ORP
- Energy Efficiency Rating: D

**Grampian Close, Tunbridge Wells**

**£575,000**

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## 7 Grampian Close, Tunbridge Wells, TN2 3NR

Offered to the very highest of standards and thoughtfully but impressively extended by the current owners, a spacious three bedroom detached family home with attractive gardens and a further large double detached garage with private parking to the front. A glance at the attached photographs and floorplan will give an indication as to the quality of this particular house - it has been extended in recent times to provide more accommodation to the ground floor, specifically a further double bedroom with en suite facility and a generous extension to the kitchen to provide a much larger secondary kitchen/dining/living space beyond the original lounge. Ceilings within the extension run to an apex and provide further light and design options. The principal lounge is of a good size with wood effect flooring and an attractive bay window to the front and - to the first floor - there is a recently fitted bathroom with two further double bedrooms, of which one is the master with a further en suite shower room. Perfect for the growing family! The detached double garage has generous storage and, subject to the necessary permission being obtainable, may have further potential for development. Properties on Grampian Close and adjacent roads have traditionally generated high interest because of their design, their private parking and their proximity to the town centre and highly regarded schools. Given the current owner has taken this property far further than one could hope for, we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with an inset leaded glass panel, leading to:

### ENTRANCE PORCH:

Good areas of wood effect flooring, cornicing, Georgian style double glazed window to the side with fitted roller blind, space for shoe storage, area of fitted coat hooks. Solid door leading to:

### LOUNGE:

Good areas of wood effect flooring, two radiators, stairs to the first floor, under stairs recess, cornicing, various media points, wall mounted thermostatic control. Georgian style double glazed window to the side with fitted roller blind. Shallow bay window to the front comprised of four sets of Georgian style double glazed windows. A good sized lounge with ample space for lounge furniture and for entertaining. Open to:

### KITCHEN/DINING/LIVING SPACE:

**Kitchen:** Of a contemporary style, impressively extended by the current owners and fitted with a range of cream wall and base units and a complementary polished granite work surface. Inset single bowl stainless steel sink with mixer tap over. Space for large freestanding Range cooker with feature glass splashback and extractor hood over. Space for a freestanding fridge/freezer. Integrated dishwasher and washing machine. Good areas of general storage. Wall mounted 'Worcester' boiler inset to cupboard. Georgian style double glazed windows to the rear with fitted roller blind. Areas of higher ceiling levels rising to an apex with inset Velux window.

**Dining/Living Space:** Good areas of wood effect flooring, two radiators, inset spotlights to ceiling. Space for a large sofa. Excellent space for a large dining table and chairs. Door to an understairs cupboard with good general storage and electric consumer unit. Georgian style double glazed French doors leading to the rear garden. Door leading to:

### GROUND FLOOR BEDROOM:

Carpeted, radiator. Of a good size with ample room for a double bed and associated bedroom furniture. Areas of raised sloping ceiling (this forms part of the property's side extension). Georgian style double glazed windows to the front with fitted blinds. Door leading to:

### EN SUITE SHOWER ROOM:

Of an attractive contemporary style and comprising of a low level wc, wall mounted wash hand basin with mixer tap over and storage below, walk in shower cubicle with sliding glass doors, single head 'Aqualisa' shower and feature tiled walls. Feature tiled floor, wall mounted towel radiator, extractor fan, inset spotlights to the ceiling. Inset Velux window.



**FIRST FLOOR LANDING:**

Carpeted, loft access hatch, cornicing. Door to a large storage cupboard with areas of fitted shelving. Georgian style double glazed window to the side. Doors leading to:

**BATHROOM:**

Of a contemporary style and comprising of low level wc, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and single head shower attachment. Feature tiled floor, part tiled walls, wall mounted towel radiator, extractor fan. Opaque Georgian style double glazed windows to the rear with a fitted blind.

**BEDROOM:**

Carpeted, radiator. Space for a double bed and associated bedroom furniture. Georgian style double glazed windows to the rear with a fitted blind.

**MASTER BEDROOM:**

Carpeted, radiator, cornicing. Excellent space for a large double bed and associated bedroom furniture. Georgian style double glazed windows to the front with fitted blind. Door to:

**EN SUITE SHOWER ROOM:**

Fitted with a low level wc, corner shower cubicle with sliding glass screen and single head shower, pedestal wash hand basin with mixer tap over. Feature tiled floor, feature tiled walls, wall mounted back lit mirror. Part opaque Georgian style double glazed window to the front.

**OUTSIDE REAR:**

A low maintenance paved area to the immediate rear of the property affording space for table and chairs and entertaining. A path runs up the garden to steps leading to a rear gate. The garden itself is set to two layers with retaining brick walls and lawn. Further upper raised shrub bed with smaller specimen trees and some bold plantings. External tap. The property has a large detached double garage with excellent storage and two off road parking spaces immediately in front.

**OUTSIDE FRONT:**

A paved path runs from the pavement to the side of the property and via a raised brick terrace to the front of the house. The areas of lawn to the front and to the side of the house (and associated shrub beds) belong to this property and whilst offering an attractive and pleasant buffering space can not be enclosed due to restrictive covenants for the development.

**SITUATION:**

The St James' quarter of Royal Tunbridge Wells has always proven to be extremely popular in view of its proximity to the well renowned St James' School, town centre and choice of stations. The main town centre of Tunbridge Wells offers a variety of retail outlets set within the Royal Victoria Shopping Mall and Calverley Road precinct, together with the old High Street situated in the southern part of the town which leads on to the famous Pantiles area renowned for its pavement cafes, restaurants and bars. Recreational facilities within the area include two theatres, lawn tennis, golf and rugby clubs, whilst out of town there is the North Farm Retail and Leisure Park which includes a multi screen cinema, private health club and further restaurants.

**TENURE:**

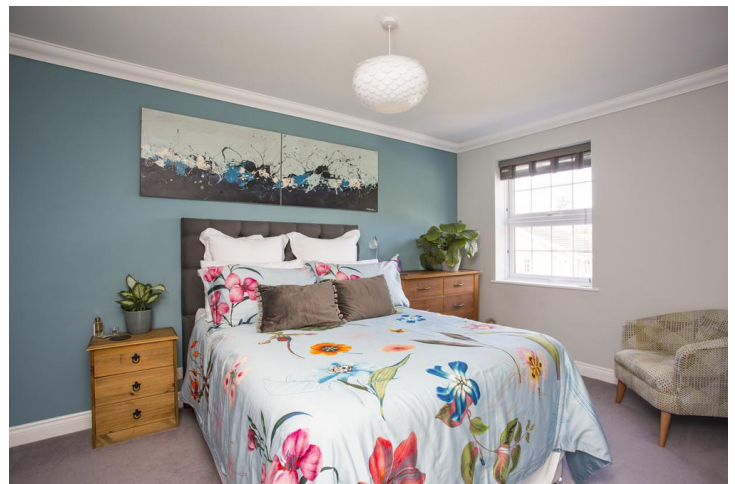
Freehold

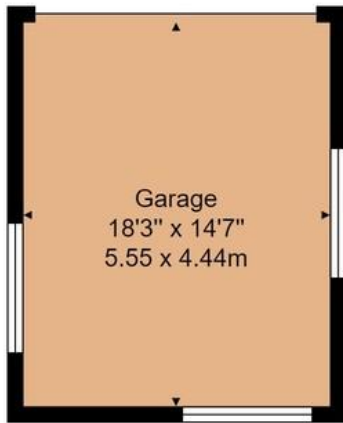
**COUNCIL TAX BAND:**

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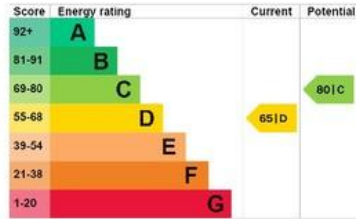
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

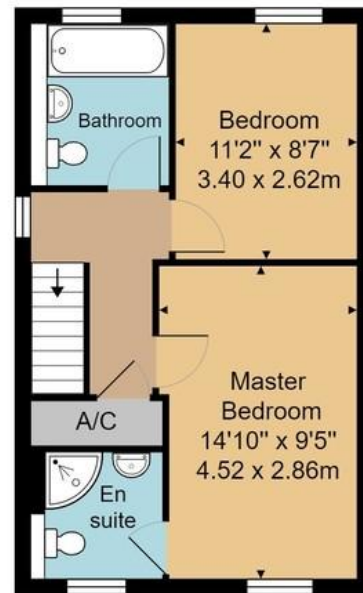




**Garage**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1068 sq. ft / 99.2 sq. m  
 Garage Approx. Internal Area 265 sq. ft / 24.6 sq. m

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.

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Heathfield 01435 862211  
 Crowborough 01892 665666  
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 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

