

SPRINGHEAD  
TUNBRIDGE WELLS - £675,000



# 48 Springhead

Tunbridge Wells, TN2 3NZ

**Entrance Lobby/Study Area - Inner Lobby - Good Sized Lounge - Cloakroom/WC - Dining Room With Sliding Doors To Garden - Kitchen With Door To Garden - First Floor Landing - Main Bedroom & En Suite Bathroom - Three Further Bedrooms - Shower Room - WC - Spacious Driveway Providing Off Road Parking - Two Garages Large & Impressive Rear Garden**

Offered as top of chain and ripe with possibilities for further extension and development, subject to permissions, a four bedroom detached family home with two garages and further parking in an unexpectedly large plot located in the St. James quarter of Tunbridge Wells. In itself the property is currently arranged over three levels with garaging to the lower ground floor, a number of good reception rooms to the ground floor with bedrooms and en-suite facilities to the first floor. A glance at the attached floorplan will give an indication as to the current layout of the property. What is less obvious and perhaps only really understood by viewing the property is the sheer amount of space surrounding the house - we assume that when the site was originally developed, the developer felt it inappropriate to squeeze in another property which has been very much to the advantage of the current owners.

Access is via a partially glazed double glazed door with two inset opaque panels leading to:

#### **ENTRANCE LOBBY/STUDY AREA:**

Area of fitted coir matting, areas of fitted carpet, textured ceiling, three further opaque double glazed windows and two double glazed windows. Space for study furniture as appropriate. Partially glazed door leading to:

#### **INNER LOBBY:**

Carpeted. textured ceiling, stairs leading to the first floor, wall mounted thermostatic control, wall mounted alarm box. Partially glazed door leading to:

#### **LOUNGE:**

Of a good size and with ample space for lounge furniture and for entertaining, fitted carpet, textured ceiling, various media points. Gas fire inset to a feature fire surround with a tiled hearth, tiled walls and polished stone mantle. Sliding double glazed doors to the front with further double glazed windows to either side and a small external terrace without guard rails. Partially glazed double glazed door to the side.

#### **CLOAKROOM:**

Wall mounted wash hand basin with tiled splashback, fitted carpet, areas of fitted coat hooks. Cupboard housing the floor mounted hot air central heating system. Opaque double double glazed window. Door leading to:



**WC:**

Low level WC, fitted carpet, textured ceiling. Opaque double glazed window.

**DINING ROOM:**

Carpeted, textured ceiling. Space for a large dining table and chairs. Sliding double glazed doors to a patio area. Door leading to:

**KITCHEN:**

Fitted with a range of wall and base units with a complementary worksurface and areas of tiled splashback. Integrated double electric oven and inset four ring hob. Inset single bowl stainless steel sink with mixer tap over. Space for a freestanding fridge/freezer. Recess suitable as a larder area, textured ceiling. Partially glazed part opaque double glazed door to the rear gardens and further double glazed windows to the rear.

**FIRST FLOOR LANDING:**

A good number of windows at mezzanine levels affording views of attractive surrounding gardens. Carpeted landing area, textured ceiling, loft access hatch. Doors leading to:

**BEDROOM:**

Of a good size with areas of fitted wardrobes. Space for bed and associated bedroom furniture. Double glazed windows affording views of the gardens.

**BEDROOM:**

Carpeted, areas of fitted wardrobes. Wall mounted mirror with light over, wall mounted electric shaver point. Double glazed windows with views to rear of the gardens.

**SHOWER ROOM:**

Fitted with a pedestal wash hand basin, fitted shower cubicle with single head over. Tiled floor, tiled walls, textured ceiling. Opaque double glazed window to the side.

**WC:**

Low level WC, vinyl floor, textured ceiling. Opaque double glazed window.

**MAIN BEDROOM:**

Of a particularly good size with double glazed windows affording excellent views over the St. James area. Space for an extra large bed and associated bedroom furniture. Textured ceiling. A bank of fitted wardrobes. Door to a cupboard housing the electric hot water cylinder. Further door leading to:

**EN-SUITE BATHROOM:**

Fitted with a low level WC, wall mounted wash hand basin, panelled bath with mixer tap over. Tiled floor, part tiled walls, electric shaver point, wall mounted mirror. Opaque double glazed window to the side.

**BEDROOM:**

Carpeted, areas of fitted bookshelves, fitted cupboard. Space for bed and associated bedroom furniture. Double glazed window affording views over the St. James area.

**OUTSIDE FRONT:**

The property enjoys a spacious driveway to the front with parking for two vehicles and two garages each with up and over doors.



### OUTSIDE REAR:

An especially large and impressive garden, much larger than neighbouring properties and affording excellent potential for further extension and development, subject to permissions being obtainable. The combination of retaining wooden fencing and hedging. There is a lower maintenance patio area to the side and rear of the property affording good space for entertaining. Steps leading up to the main garden area which sits to two sides of the property with good areas of lawn, a good number of mature trees and plantings and a number of deep shrub beds with mature shrub and bulb plantings. A small area of roses and a small number of fruit trees. External BBQ area, external tap. The whole garden has a most attractive light and spacious feel.

### SITUATION:

The property is located in the St. James quarter of Tunbridge Wells. To this end it enjoys ready access to town facilities, St. James Church and a number of highly regarded schools at primary, secondary and grammar levels. Tunbridge Wells itself is a little under a mile distant and offers a full range of social, retail and educational facilities including a number of sports and social clubs, a wide range of independent retailers, restaurants and bars located principally between the Pantiles and Mount Pleasant with a fuller range of principally multiple retailers at the Royal Victoria Place and associated Calverley Road precinct and the North Farm Retail Park on the edge of town. As mentioned the town is a major draw for many because of its educational facilities and it boasts a good number of highly regarded schools, again of which many are readily accessible from the property. The town enjoys good rail and road facilities including the nearby A21 and a choice of 2 stations at either High Brooms or Tunbridge Wells both with services into London and the South Coast.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

### ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Hot Air Central Heating

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 contained. 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.



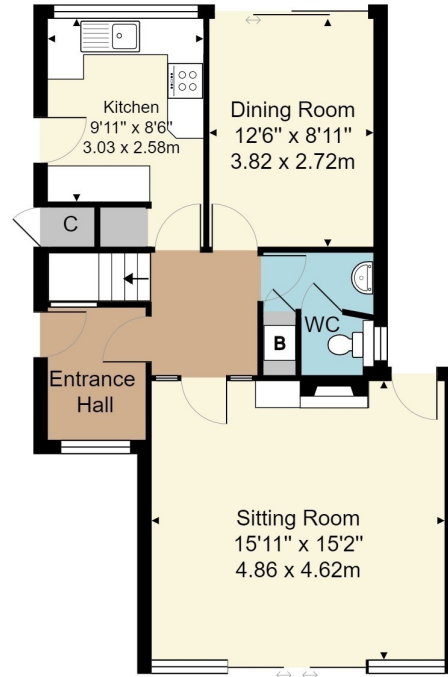
23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

**Tel: 01892 511211**

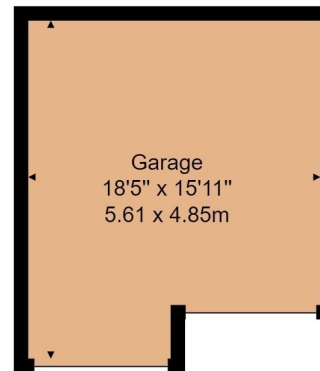
Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

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

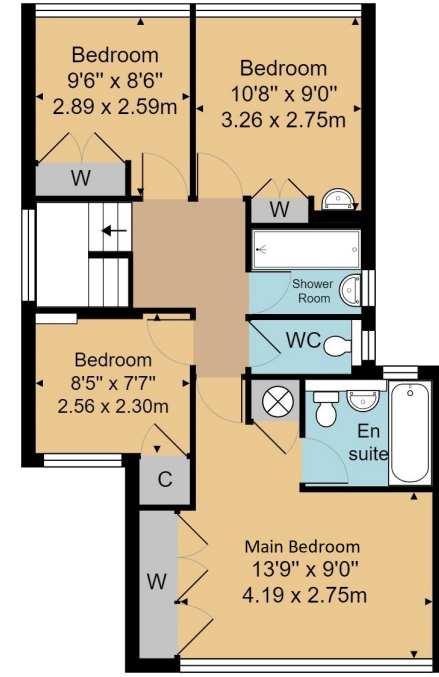
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



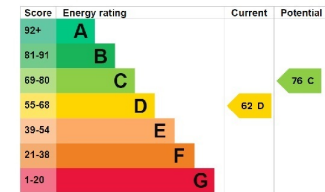
**Ground Floor**



**Lower Ground Floor**



**First Floor**



House Approx. Gross Internal Area  
1224 sq. ft / 113.8 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1494 sq. ft / 138.8 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.