



ALL SAINTS ROAD
TUNBRIDGE WELLS - GUIDE PRICE £650,000 - £675,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

3 All Saints Road

Tunbridge Wells, TN4 9JF

Entrance Hallway - Shower Room - Utility Room - Kitchen - Dining Room - Lounge - First Floor Landing - Four Bedrooms - Bathroom - Generous Driveway Providing Off Road Parking - Car Port - Pretty And Secluded Rear Gardens

Located in a central but surprisingly peaceful location in the vibrant St. Johns quarter of Tunbridge Wells, with it's easy walking access to grammar schools, a four bedroom (three doubles) detached family home with extremely generous open plan entertaining space, equally generous parking and planning permission in place (see Agents Note) to extend the property to then offer a two level, full length and side extension with wrap around at the rear. There are most attractive gardens - most especially to the rear - with good areas of lawn and impressive and extremely unusual exposed Tunbridge Wells Sandstone outcrops, giving this property a rural secluded feel. The front garden is unusual too in that beyond its standard layout it extends along All Saints Road with a stretch of secluded woodland in the direction of St. Johns Road. As currently arranged, the property has four bedrooms and a family bathroom to the first floor with a further shower room/WC to the ground floor. There is a kitchen and separate utility room with a particularly large open plan area comprising of a dining room, a lounge and a forward study/office area.

This is a property with a modern feel, comfortable and ready to move in to, but still ripe with potential and should be viewed partly as what it is today but also for what it could be in the future when the planning permissions are fulfilled. Understandably, we do expect considerable interest on this tremendous home and to this end we would encourage all interested parties to make an immediate appointment to view

Sliding double glazed door leading to a shallow porch area with quarry tiled floor, areas of exposed brick work, further double glazed window returning to the front and a double glazed front door with two inset opaque panels leading to:

ENTRANCE HALLWAY:

Amtico style wood effect flooring, radiator, stairs to the first floor, inset spotlights to the ceiling, areas of floating shelving. Door to an understairs cupboard. Door leading to:

SHOWER ROOM:

Wash hand basin with mixer tap over and storage below, low level WC, wall mounted mirror fronted cabinet, shower cubicle with two shower heads. Wall mounted towel radiator, loft access hatch, textured ceiling with corning, Amtico style wood effect flooring. Opaque double glazed window to the side.

UTILITY AREA:

Good areas of Amtico style wood effect flooring, radiator, space for tumble dryer and large fridge/freezer. Inset spotlights to the ceiling, extractor fan. Double glazed window to the rear and partially glazed double glazed door to the rear. This is open via an arch to:



KITCHEN:

A range of wall and base units with a complementary work surface. Integrated 'Bosch' double electric oven and inset four ring 'Bosch' hob. One and a half bowl sink with mixer tap over. Space for dishwasher and lower level fridge. Good general storage space. Good areas of Amtico style wood effect flooring, part tiled walls, wall mounted 'Potterton' boiler, textured ceiling with cornicing, inset spotlights to the ceiling. Double glazed windows to the rear with fitted roller blind. Door leading to:

DINING ROOM:

Of a good size and with ample space for dining table and chairs. Carpeted, radiator, inset spotlights to the ceiling. Double glazed windows to the rear. Open via a decorative arch to:

LOUNGE:

Of an excellent size with ample space for lounge furniture and entertaining. Part of the lounge is currently used as an office space. Two radiators, various media points, inset spotlights to the ceiling. Double glazed windows to the front. Opaque higher level double glazed window to the side, further double glazed window to the front with fitted roller blind.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, door to an airing cupboard housing inset hot water cylinder and good areas of fitted shelves, areas of floating shelving. Doors leading to:

BEDROOM 1:

Carpeted, radiator. Space for a double bed (currently super king sized) and associated bedroom furniture. Double glazed window to the front with fitted blind.

BEDROOM 2:

Carpeted, radiator. Space for a double bed and associated bedroom furniture. Double glazed window to the front with fitted blind.

BEDROOM 3:

Carpeted, radiator. Space for a double bed and associated bedroom furniture. Double glazed window to the rear with fitted roller blind.

BEDROOM 4:

Carpeted, radiator. Space for a single bed and associated bedroom furniture. Double glazed window to the rear with fitted roller blind.

BATHROOM:

Of a good size and fitted with a wash hand basin with mixer tap over and storage below, wall mounted mirror fronted cabinet, panelled bath with mixer tap over and two shower heads over, fitted glass screen, low level WC. Contemporary vinyl flooring, part tiled walls, wall mounted towel radiator, areas of open storage, two wall mounted electric shaver points, inset spotlights to the ceiling. Double glazed window to the rear.

OUTSIDE FRONT:

The property enjoys a generous driveway leading to the front of the house and to a car port to the side - ample off road parking for numerous vehicles. The front garden is set to lawn with a gate leading to the rear garden and a further stretch of mature woodland that runs from the property and along All Saints Road broadly up to opposite No.10.



OUTSIDE REAR:

An area of paving to the immediate rear of the property with a path returning round to the front gate and with good space for garden furniture and for entertaining. Courtesy door to the garage/workshop and car port, external tap. Areas of retaining walls fronted with kitchen and herb garden mature shrub and herb plantings. Steps leading up to a higher garden level principally set to lawn with a detached shed toward the rear and further large raised lower maintenance decked area. The garden is afforded considerable privacy and indeed an almost unique backdrop in the form of generous Tunbridge Wells sandstone outcrops to the rear. In this respect it is easy to imagine the property is not at the end of a development but in a semi rural situation some distance from the town centre. The garden returns round to the front of the property under further sandstone outcrops.

SITUATION:

The property is located on a pleasant residential road in the vibrant St. Johns quarter of Tunbridge Wells. St. Johns itself has a good number of stores (including two metro style supermarkets) for every day use and a number of well regarded public houses, cafes and restaurants. Readily accessible by foot from the property are a run of boys and girls grammar schools along St. Johns Road as well as High Brooms mainline railway station a little over 10 minutes walk away. Tunbridge Wells town centre itself is a little over a mile away with its far wider range of social and retail facilities including a number of sports and social clubs, two theatres and a host of principally independent retailers and restaurants between the Pantiles and Mount Pleasant with a wider range of principally multiple retailers located at the Royal Victoria Place shopping centre, the associated Calverley Road and nearby North Farm. The town has a further mainline railway station at Tunbridge Wells itself and both stations run fast and frequent services to both London termini 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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

AGENTS NOTE:

The planning reference for the current planning Permission is found on the Tunbridge Wells Borough Council and is 24/01286/FULL issued on the 15th July 2024.

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.



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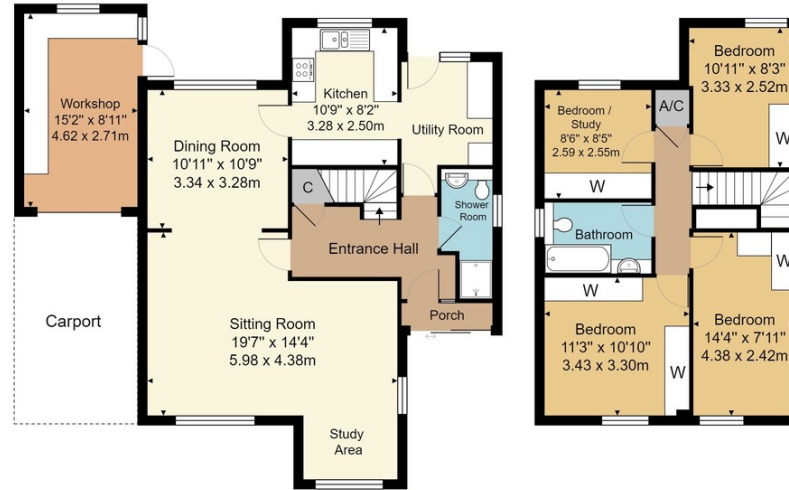
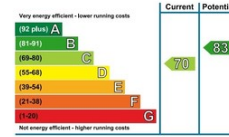
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Ground Floor

First Floor

House Approx. Internal Floor Area 1274 sq. ft / 118.3 sq. m
Approx. Gross Internal Floor Area (Includes Workshop) 1409 sq. ft / 130.9 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.

