



CLOCHEDELL, PEMBURY GRANGE, SANDOWN PARK

TUNBRIDGE WELLS - GUIDE PRICE £1,000,000 - £1,250,000



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PILCHER

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Clochedell

Pembury Grange, Sandown Park
Tunbridge Wells, TN2 4RP

**Unique Detached Property - Desirable Sandown Park
Location - Outstanding Gardens - Flexible Family
Accommodation - Welcoming Entrance Hall - Breakfasting
Kitchen - Cloakroom - Utility/Boot Room - Dining Room
Opening Onto Conservatory - Generous Dual Aspect
Sitting Room - Master Bedroom With En-Suite - Two
Further Double Bedrooms (One Of Which Can Be Split Into
Two) - Stylish Modern Family Bathroom - Wonderful
Woodland Style Rear Garden - Double Garage & Driveway**

This is the chance to own a wonderfully unique property in the ever-popular Sandown Park area of Tunbridge Wells. Constructed in the 1980's by the current owners it is individually designed and located in this wonderful plot which has a beautiful woodland style rear garden with many mature trees and shrubs, areas of lawn and secluded patios providing an impressive and sizeable backdrop. The living accommodation comprises two reception rooms as well as a good sized conservatory enjoying the rear gardens views together with a breakfasting kitchen and utility room. With the first floor currently offering three double bedrooms, once of which could be split into two if required. It also has lapsed planning permission to provide an annexe above the garage should you wish to create larger accommodation. Properties in the Pembury Grange area are rarely available, so an early viewing is recommended.

ENTRANCE:

Via solid wood door into:





HALLWAY:

A generous welcoming hallway with understairs store cupboard, double glazed window to the front, stairs to first floor, 'Karndean' flooring, radiator.

SITTING ROOM:

A spacious sitting room enjoying dual aspect with a feature inglenook fireplace with log burner, double glazed boxed bay window to rear and double glazed window to front, two radiators, carpet.

DINING ROOM:

A generous dining room entered from the hallway with double glazed doors and side panels, radiator, carpet. Opening into:

CONSERVATORY:

Half walling and double glazed panels, vaulted ceiling, doors to side onto rear patio area, wall mounted electric heater.

KITCHEN/BREAKFAST ROOM:

A large range of wall and base units with complementary granite worktop and inset sink and drainer with mixer tap. Eye-level double oven and gas hob with canopy extractor hood above. Built in dishwasher. 'Karndean' flooring, part tiling to walls, radiator. Double glazed windows to front and side.

REAR LOBBY:

Double glazed door to side, radiator, 'Karndean' flooring.

UTILITY/BOOT ROOM:

A further range of wall and base unit with complementary worktop. Inset sink and drainer, part tiling to walls, 'Karndean' flooring, radiator. Spaces for washing machine, tumble dryer and fridge/freezer. Double glazed window to rear.

CLOAKROOM:

Fitted with a wash hand basin with cupboard underneath, low level WC. Part tiling to walls, 'Karndean' flooring, radiator. Double glazed window to side.

FIRST FLOOR LANDING:

Double glazed window to front, loft access with drop down ladder, the loft is boarded and has a light, large built-in airing cupboard housing the hot water tank and shelving, radiator, carpet.

MASTER BEDROOM:

A generous sized double bedroom with double glazed window to rear, a good range of built-in wardrobes, radiator, carpet.

EN-SUITE:

A full suite comprising of pedestal wash hand basin, low level WC, panelled bath with 'Triton' shower over, part tiling to walls, tiled flooring, radiator, built-in vanity unit with mirrored doors, further mirror with lights, downlights. Double glazed window to front.

BEDROOM 2:

A further double bedroom that is currently set out as one bedroom but could easily be split into two as both sides could have an entrance door, window and radiator. Two built-in wardrobes, carpet.

BEDROOM 3:

A further double bedroom, built-in wardrobe, carpet, radiator. Double glazed window to rear.

BATHROOM:

A modern suite with a good sized shower cubicle with drench head shower, wash hand basin with cupboard underneath, feature half curved freestanding bath, low level WC. Tiled flooring, part tiling to walls, heated towel rail. Double glazed window to front.

OUTSIDE REAR:

To the rear of the property is an impressive woodland style rear garden having several areas for sitting and entertaining including two patio's, various areas of lawn, a large range of mature trees and shrubs and woodland walk around the perimeter of the garden.

OUTSIDE FRONT:

To the front there is a further generous border with various mature trees and shrubs. Block paved driveway leading to the double garage.

DOUBLE GARAGE:

With electric up and over door, rear door and window. Wall mounted gas central heating boiler, gas and electric meters. To the side of the garage there is a secure shed and log store giving access to the rear garden as well as the other side which also has side access. There is lapsed planning permission for an annexe to be built above the garage which can be seen on Tunbridge Wells Borough Council website.



SITUATION:

The property is located in Sandown Park on the eastern fringes of Royal Tunbridge Wells. Nearby you will find Dunorlan Park with its boating lake and delightful grounds and the town centre of Royal Tunbridge Wells with extensive shopping facilities and main line station. As a vibrant and busy spa town, Tunbridge Wells offers a wide selection of cafes, restaurants and bars, together with two theatres and the historic Pantiles. Out of town there is the Knights Park Leisure Centre where there is a multi screen cinema along with several High Street retailers including Marks & Spencer and John Lewis. There is easy road access leading to the A21 and M25 motorway. The area is well served with excellent schools including the nearby Skinners Academy. There is a choice of mainline stations situated at High Brooms, Tunbridge Wells and Tonbridge, all with commuter services to London Charing Cross/Cannon Street.

TENURE:

Freehold

COUNCIL TAX BAND:

G

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 (waste water - part via soak away)

Heating - Gas Fired Central Heating

AGENTS NOTE:

Planning Permission Reference - 88/01335/TPD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area
1872 sq. ft / 173.9 sq. m

Approx. Gross Internal Area
(Incl. Garage)
2280 sq. ft / 211.8 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.

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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