



OAKDALE ROAD
TUNBRIDGE WELLS - £1,250,000

OAKDALE ROAD



WOOD & PILCHER

Sales, Lettings, Land & New Homes

15 Oakdale Road

Tunbridge Wells, TN4 8DS

**Entrance Porch - Entrance Hall - Sitting Room -
Kitchen/Breakfast Room - Lobby Area - Bathroom - Lobby -
Bedroom - Cellar - Bedroom - Stairs To Upper Floor -
Entrance Hall - Sitting Room - Dining Room - Kitchen -
Bathroom - Cloakroom - Demi Landing - Bedroom - Top
Floor Landing - Bedroom - Eaves Room - Front Garden
Providing Off Road Parking - Rear Garden**

A Grand Victorian Villa with Exceptional Potential in a Prime Location

Presenting an exceptional opportunity to acquire an imposing and feature-rich Victorian detached villa, previously arranged as two apartments, but brimming with potential to be transformed into a truly spectacular family residence. Located in one of the most sought-after areas of town, this rare gem offers the ideal balance of period charm and future potential.

Ground Floor:

The ground floor is accessed via the original front door, leading into a spacious and welcoming entrance hall. This level boasts two exquisite reception rooms, each enhanced by grand bay windows, high cornice ceilings, ornate moulded architraves, and deep skirtings, all hallmarks of Victorian elegance. The first reception room provides a light-filled, versatile space, while the second serves as a generous kitchen/breakfast room, ideal for modern living with a sense of traditional grandeur. The original staircase ascends to a double bedroom, where the apartments were divided by a partition wall.

A lower flight of stairs leads to a second bedroom and the bathroom. Additionally, the cellar is accessed here, providing ample storage space and housing the recently renewed consumer unit for the entire property, ensuring peace of mind for future owners.





Upper Floors :

Accessed via the main staircase but previously by an external wrought-iron staircase, the upper floors present further opportunities for transformation. The first floor has a spacious reception room, perfect for conversion into a bedroom or a sophisticated dining room. A previous galley kitchen sits centrally, offering the potential to be reimagined as an ensuite. A bathroom and separate cloakroom complete this floor, providing convenience and ample scope for renovation.

Top Floor:

The top floor offers two further bedrooms spread across two levels, along with an attic room that houses the boiler and offers additional storage or potential for conversion. A fire exit ensures both practicality and safety for those seeking a truly versatile living space.

External Features:

Externally, the property boasts a private driveway providing off-street parking, while the generous garden is a peaceful oasis with mature trees and lush lawns. The ample outdoor space offers considerable scope for expansion (subject to planning permission), perfect for those wishing to create their dream home in this prestigious location.

This substantial and rarely available property is positioned in one of the town's most desirable areas, with easy access to local amenities, excellent transport links, and renowned schools. We fully expect high levels of interest in this remarkable opportunity, offering you the chance to craft a stunning family home in an enviable setting.

Don't miss your chance to acquire this extraordinary property. Contact us today to arrange a viewing.

ENTRANCE PORCH:

Tiled floor and original wooden front door with stained glass panel.

ENTRANCE HALL:

Spacious hallway with high ceilings with original cornice, high skirtings, radiator. Sash window to side. Stairs to first floor and other floors.

SITTING ROOM:

Original sash bay window to front. Cast iron feature fireplace, high ceilings and original cornice, picture rail, ceiling rose, high skirtings, two radiators.

KITCHEN/BREAKFAST ROOM:

Wall and floor cupboards and drawers with laminate work surface and tiled splashback. Double eye-level oven and gas hob. Space for dishwasher. One and a half bowl sink unit with mixer tap and drainer. High ceilings with original cornice, picture rail, ceiling rose, two radiators. Two sash windows to front and one to side.

Steps down from hallway to:

LOBBY AREA:

Sash window to side, storage cupboard, door to:

BATHROOM:

Panel enclosed bath with mixer tap and hand held attachment, WC, pedestal wash hand basin. Airing cupboard housing combi boiler, radiator. Sash window to side.

More steps from hall to:

LOBBY:

Sash window to side. Solid wooden door giving access to side. Door to cellar.

BEDROOM:

Two sash windows to rear, basin with cupboard below, radiator.

CELLAR:

Comprising two rooms for storage with gas and electric meters and consumer unit.

From hallway stairs up to LANDING with sash window to side.

BEDROOM:

Two sash windows to rear, two built-in wardrobes, radiator.

Staircase to upper floors, landing area with radiator, built-in cupboard. .

SITTING ROOM/ BEDROOM:

Triple sash bay window to front with secondary glazing. Two radiators, cornice ceiling and high ceilings.

DINING ROOM/ BEDROOM:

Triple sash window to front with secondary glazing. Radiator, cornice ceiling and high ceilings, built-in bookcase.

KITCHEN:

The units have been removed to allow the house to comply with mortgage lending requirements.

BATHROOM:

Panel enclosed bath with mixer tap and hand held attachment, basin with cupboards below, radiator. Sash window to rear.

CLOAKROOM:

Sash window to front, WC.



DEMI LANDING:

Window to side.

BEDROOM:

Sash window to rear, built-in cupboard, radiator.

TOP FLOOR LANDING:

Galleried, large cupboard with shelving.

BEDROOM:

Two sash windows to front, built-in wardrobes, eaves storage.

EAVES ROOM:

Door to fire exit, combi boiler.

OUTSIDE FRONT:

Gated with off road parking.

OUTSIDE REAR:

Lawn, mature shrubs, patio, westerly facing.

SITUATION:

The property is located with excellent proximity to the town centre and Common. Tunbridge Wells town centre is a short distance away and enjoys an excellent mix of both independent and multiple retailers, with the latter primarily found at the Royal Victoria Place Shopping Centre and associated Calverley Road and with a further impressive selection of independent retailers, restaurants and bars principally located between the top of Mount Pleasant and the Pantiles. The town has a number of sports clubs and societies - including two theatres - and a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town also enjoys a main line railway station offering links to both London and the South Coast.

TENURE: Freehold

COUNCIL TAX BAND: Each apartment is currently a 'D' rating but as a house this would be re-assessed.

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

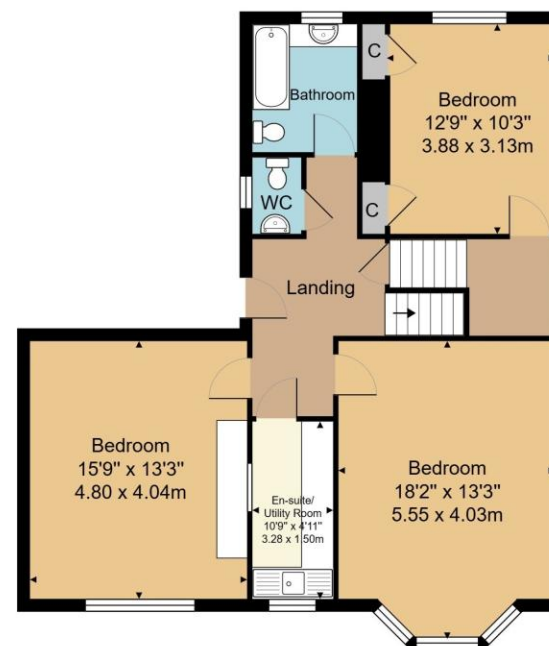


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Basement

Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 2575 sq. ft / 239.3 sq. m (Includes Cellar)

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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