



MOUNTFIELD ROAD  
TUNBRIDGE WELLS - £700,000



**WOOD &  
PILCHER**

Sales, Lettings, Land & New Homes



# 22 Mountfield Road

Tunbridge Wells, TN1 1SG

**Entrance Hallway - Lounge With Cast Iron Wood Burner -  
Dining Room - Kitchen/Breakfast Room - First Floor  
Landing - Shower Room - Two Bedrooms - Family  
Bathroom - Second Floor Bedroom - Front Garden - Rear  
Courtyard Garden**

Located on a most pleasant residential street in the 'Village' area of Tunbridge Wells, adjacent to Calverley Grounds and within immediate striking distance of the old High Street, Chapel Place, Pantiles, Common, the Grove and the mainline railway station, a beautifully finished and improved three storey townhouse with generous room sizes, intelligent storage solutions, recently installed double glazed windows and a further selection of impressive flourishes. A glance at the attached floorplan and photographs will give an indication as to the design and quality of this attractive house. It benefits tremendously from intelligent enhancements throughout, an open plan lounge dining area and three double bedrooms arranged over the upper two floors. Beyond this, there is a beautifully presented family bathroom and further and separate family shower room both to the first floor. Externally the property has a pretty rear courtyard garden set as a most pleasant entertaining space. Properties in this address have historically generated huge interest and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed door with two inset stained glass panels and further window above, leading to:

## **ENTRANCE HALLWAY:**

Areas of wood effect flooring, stairs to the first floor, welcome arch, radiator inset to a decorative cover, two sets of wall mounted coat pegs. Door leading to:

## **LOUNGE:**

Of a good size and with ample space for lounge furniture and for entertaining, two feature radiators, wood effect flooring, various media points, ceiling rose, areas of period cornicing. Cast iron wood burner inset to the chimney with beam over, stone hearth and fitted cupboards to both sides of the chimney breast with areas of fitted shelves above. Feature bay window to the front comprised of three sets of recently installed double glazed sash windows with further areas of plantation shutters. This is open via a decorative arch to:

## **DINING ROOM:**

Wood effect flooring, feature radiator, ceiling rose. Feature recess (formerly fireplace) with a tiled hearth. Excellent space for a large dining table, chairs and associated furniture.





Door to an understairs cupboard area with wood effect flooring, generous storage space and further space for a washing machine. Double glazed French doors to the rear garden. This is open to:

**KITCHEN/BREAKFAST ROOM:**

A range of contemporary wall and base units with a complementary wood block work surface with inset Butler sink and mixer tap over with further areas of metro tiled splashback. Space for a freestanding gas range cooker with feature tiled splashback and extractor hood over. Space for a dishwasher. Integrated fridge and freezer. Wall mounted 'Worcester' boiler inset to a cupboard. Space for a small breakfast bar area. Feature tiled floor, inset spotlights to the ceiling. Double glazed windows to the side.

**FIRST FLOOR LANDING:**

Carpeted, loft access hatch, cupboard with space for a tumble drier and further areas of fitted shelving. Stairs returning to the second floor with two generous understairs storage cupboards with areas of fitted shelving. Door to:

**SHOWER ROOM:**

Fitted with a wash hand basin with storage below and mixer tap over with feature splashback, low level WC, contemporary styled double shower cubicle with two heads over and a contemporary styled glass screen. Feature tiling, feature towel radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed sash window to the side.

**FAMILY BATHROOM:**

Wall mounted wash hand basin with mixer tap over and storage below, low level WC, roll top bath with mixer tap over and single shower head. Tiled floor, feature walls, wall mounted contemporary towel radiator, inset spotlights to the ceiling. Two opaque double glazed windows to the side.

**BEDROOM:**

Carpeted, feature radiator. Space for a large bed and associated bedroom furniture. Recently installed double glazed sash window to the rear.

**BEDROOM:**

Of an excellent size and with room for a double bed and associated bedroom furniture. Carpeted, feature radiator. Areas of wardrobe space with sets of coat rails and storage over. Double glazed sash window to the front with areas of fitted plantation shutters.

**SECOND FLOOR:**

**BEDROOM:**

Space for a large double and associated bedroom furniture. Areas of fitted cupboards with generous under eaves storage space. Areas of sloping ceiling. Velux window with fitted blind to the rear.

**OUTSIDE FRONT:**

The property has a low maintenance front garden principally set to areas of tiling and with a further raised bed set to slate chippings. Mature camellia shrub and retaining brick wall. Two tiled steps lead up to the front door.



#### OUTSIDE REAR:

Essentially a lower maintenance courtyard garden space with good areas of tiling, two external power sockets and space for two external storage units. There are steps up to a higher level set to an attractive lower maintenance style with areas of raised shrub beds, retaining wooden fencing and with good space for garden furniture and for entertaining. A gate leads to a twitten which runs along the rear of all properties.

#### PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.

#### SITUATION:

This location is particularly convenient, being just a short walk from Tunbridge Wells mainline station, which offers commuter services to London and the South Coast. It is ideally situated in a vibrant and bustling town centre, featuring the old High Street with its range of independent retailers, the historic Pantiles known for its pavement cafes, restaurants, and bars, and a modern shopping centre hosting many well-known high street brands. For those seeking more outdoor space, the house is perfectly nestled between Grove Hill Park and Calverley Park, with immediate access to the latter from the road. The area boasts a wide selection of excellent local schools, including the renowned Claremont Primary School. Recreational facilities in the vicinity include golf, cricket, rugby, and tennis, while the surrounding commons and countryside are perfect for country pursuits.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**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 - Gas Fired 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

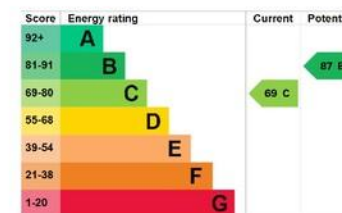


23 High Street, Tunbridge Wells,  
Kent, TN1 1UT  
**Tel: 01892 511211**

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

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

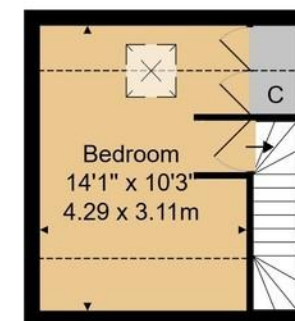
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**Ground Floor**



**First Floor**



**Second Floor**

Approx. Gross Internal Area 1083 ft<sup>2</sup> ... 100.6 m<sup>2</sup>

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.