



DUNSTAN ROAD
TUNBRIDGE WELLS - £960,000



15 Dunstan Road

Tunbridge Wells, TN4 9NE

Beautiful Period Property - Sought After Location
Spacious Property with Nearly 2200 sqft of
Accommodation Arranged Over 4 Floors - Stylish Open
Plan Living Area Comprising Kitchen/Dining/Family Areas
Utility Room - Cloakroom - Sitting Room - Cinema Room
Four Bedrooms with the Master Bedroom Suite With En
Suite, Dressing Area and Juliet Balcony Offering Far
Reaching Views - Family Bathroom - Shower Room - Good
Sized Rear Garden with Decked Patio Area - Driveway
Providing Off Road Parking for Two Vehicles

Located in one of Tunbridge Wells' most sought-after residential streets, this exceptional period property offers a rare combination of generous proportions, stylish design, and flexible family living across nearly 2,200 square feet, arranged elegantly over four floors. Lovingly improved and thoughtfully extended by the current owners, this stunning home blends classic period charm with contemporary flair to create a truly impressive residence. Inside, you are greeted by a welcoming entrance hall leading through to a spacious sitting room featuring an attractive fireplace and bespoke study area, complemented by a separate family room currently configured as a cinema room. The heart of the home is the superb open-plan living area on the lower ground floor, combining a beautifully appointed kitchen, dining and sitting space, seamlessly connected to the generous rear garden through French doors - perfect for modern family life and entertaining. Accommodation includes four well-proportioned bedrooms, with a luxurious top-floor principal suite complete with Juliet balcony enjoying far-reaching views, dressing area and en-suite shower room. Further highlights include three well-appointed bathroom/shower rooms, a convenient cloakroom, and a practical utility room. Externally, the rear garden is a wonderful space for both relaxation and play, featuring a paved patio, lawn, and a raised decked area, while to the front a driveway provides highly desirable off-road parking for two vehicles.





This remarkable home is ideally situated within easy reach of the town centre and mainline station, making it perfectly placed for both local schooling - including renowned grammar and primary schools - and commuting into London. Early viewing is highly recommended to fully appreciate the scale, style and sought-after location of this exceptional property.

Panelled door into:

ENTRANCE HALL:

Decorative tiled flooring, radiator with decorative cover, double glazed window to side and stairs to first and lower ground floors.

SITTING ROOM:

A good sized sitting room featuring a fireplace with cast iron inset and marble hearth, built in study corner, exposed floorboards, radiator with decorative cover and a double glazed bay window to the front with plantation style shutters.

CINEMA ROOM:

Built in double store cupboard, exposed floorboards, radiator and double glazed sash window to rear.

BATHROOM:

Freestanding bath with mixer tap, built in double shower cubide with drench head showerhead, low level wc, freestanding sink unit with double bowls with mixer taps and quartz worktop. Heated towel rail, built in cupboard housing hot water tank, part tiling to walls, tiled flooring, downlighters and sash window to rear.

Steps down to the lower ground floor.

OPEN PLAN LIVING AREA:

Family Room Area:

Built-in shelving, two radiators, wooden flooring, window to rear and doors opening to the rear garden.

Kitchen/Dining Areas:

A wide range of wall, base and draw units with complementary worktop incorporating an inset double ceramic sink. Appliances include built-in double ovens, gas hob with extractor fan over, built-in dishwasher, separate wine rack and space for an American style fridge/freezer. Exposed wooden floorboards, part tiling to walls and downlighters. Cast iron feature fireplace with marble hearth, exposed floorboards, two radiators and double glazed bay window to the front.

UTILITY ROOM:

A good space providing a range of built in cupboards and shelving with inset sink with mixer tap, panelling to walls, space for washing machine, extractor fan, heated towel rail, vinyl flooring, wall mounted gas central heating boiler.

LOWER HALLWAY:

Decorative tile flooring, radiator with decorative cover, door to external area with built in store cupboard and steps up to the front of the property and driveway.

CLOAKROOM:

Low level wc, copper wash hand basin, tiled flooring, part tiling to walls and an extractor fan.

FIRST FLOOR LANDING:

Radiator with decorative cover, built in store cupboard, fitted carpet.

BEDROOM:

A spacious double bedroom with built in double wardrobes, feature fireplace, fitted carpet, radiator, double glazed sash bay window to front, additional small window to front both with plantation style shutters.

BEDROOM:

A further double bedroom with fitted carpet, radiator and double glazed sash window to rear.

BEDROOM:

Currently used as a study with built in desk area, fitted carpet, radiator and double glazed window to rear.

SHOWER ROOM:

Corner shower cubide, low level wc, wall mounted wash hand basin with cupboard beneath, heated towel rail, tiled flooring, tiled walling, downlighters and double glazed window to side.

TOP FLOOR LANDING:

Double glazed window to rear, carpet.

MASTER BEDROOM:

A superb double bedroom with built in eaves storage, fitted carpet, radiator, Juliet balcony with double glazed doors to rear which offer far reaching views and two further Velux windows.

DRESSING ROOM:

Built in eaves storage, a range of built in wardrobes with hanging and shelving, fitted carpet and Velux window.

EN SUITE SHOWER ROOM:

Comprising shower cubide with drench head showerhead and further handheld shower attachment, low level WC, wall mounted wash hand basin, heated towel rail, tiled flooring, part tiling to walls and extractor fan.



OUTSIDE:

To the rear is a generous garden with a tiled patio, a ream of lawn, further decked patio area and a selection of shrubs to borders and fencing to boundaries. Gated side access to the front where there is a driveway providing off road parking for two vehicles.

SITUATION:

The property is set on one of Tunbridge Wells most popular streets in light of its close proximity to a good range of highly regarded schools including, Skinners School, Tunbridge Wells Boys & Girls Grammar Schools and St. Johns Primary School. Tunbridge Wells has two main line railway stations with fast access to both London termini and the South Coast, with the closest main line station being High Brooms approximately 0.8 of a mile away. The town itself is approximately 0.5 mile distant and includes the Royal Victoria Shopping Mall and associated Calverley Road precinct where most of the multiple retailers are represented with a further range of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles as well as nearby Camden Road. Tunbridge Wells has a wide range of sports and social clubs, two theatres and good access to nearby villages and open areas of Wealden countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Tunbridge Wells 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

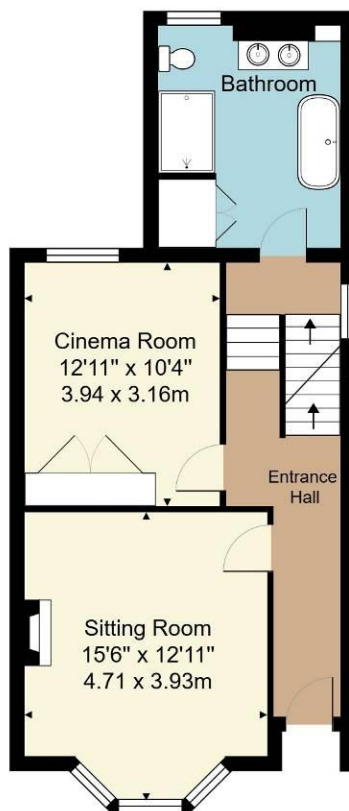
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





Lower Ground Floor



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 2199 ft² ... 204.3 m²

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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