



FIVE CHIMNEYS, FRANT ROAD
TUNBRIDGE WELLS - £1,680,000



Five Chimneys

64 Frant Road, Tunbridge Wells, TN2 5LR

**Entrance Porch - Downstairs Cloakroom - Reception Hall -
Garden Room - Dining Room - Kitchen - Ground Floor
Bathroom - Boiler Room - Drawing Room - Sitting Room -
Galleried Landing - Master Bedroom With 'Jack & Jill'
Shower Room And Nursery/Additional Bedroom - Three -
Further Double Bedrooms - Large Double Garage - Shingle
Driveway And Turning Circle - 0.68 Acre Plot With Mature
Gardens Surrounding The Property - Gas Central Heating -
Secondary Double Glazing - Desirable South Side Of Town -
Vacant Possession - No Forward Chain**

This is a wonderful opportunity to acquire a substantial 1930s built double fronted four/five bedroom detached residence situated on the desirable southern side of Royal Tunbridge Wells. The property which has been in this family's ownership for over 50 years has retained many of the original features from the 1930s including a wonderful central staircase leading to a galleried landing, panelled doors, multi-paned windows and well proportioned rooms. The property does have a gas central heating system via radiators and secondary glazed windows but will require internal refurbishment and updating to bring it up to modern standards. Externally the gardens are a real feature with a long driveway and turning circle leading to the property's large double garage and property's entrance. With such generous gardens it allows the property tremendous scope and potential for further expansion and extension if required and possible redevelopment of the site, all subject to obtaining the necessary consents and permissions. As this is such a rare opportunity to acquire a substantial home that you could adapt to your own tastes and requirements and being offered with the benefit of vacant possession and no forward chain, interested applicant should arrange an immediate appointment to view to avoid unnecessary disappointment.





The accommodation comprises. Entrance door to:

INTERNAL ENTRANCE PORCH:

Single radiator, built-in cupboard with shelving, understairs storage cupboard.

DOWNSTAIRS CLOAKROOM:

White pedestal wash hand basin, low level WC, single radiator, coved ceiling, window to front.

LARGE RECEPTION HALL:

Wood flooring, coved ceiling, two radiators, picture rail, picture lighting and wall lights. Glazed double doors leading to:

GARDEN ROOM:

Wood block flooring, built-in cupboards, single radiator. Double glazed patio doors open to the garden. The patio doors and internal glass doors provide the reception hall a through view to the garden.

DINING ROOM:

Brick fireplace with cast iron log burner (not working), double radiator, built-in glass fronted display cabinets, wall lighting, coved ceiling, window to rear, door to inner hallway.

KITCHEN:

Fitted with a range of wall and base units with worksurfaces over. 'Belling' Range style cooker. Space for dishwasher, freezer etc. Three windows to front. Large room dividing breakfast bar with lighting above. Quarry tiled flooring, single radiator. Two doors leading to:

REAR HALLWAY:

Double radiator, quarry tiled floor, built-in cupboard. Door to:

REAR LOBBY:

Quarry tiled floor, part glazed side door to garden.

BATHROOM:

Low level WC, pedestal wash hand basin, panelled bath, shower cubicle. Two radiators, tiled floor and part tiling to walls, side window.

BOILER ROOM:

Wall mounted 'Worcester' gas fired boiler, hot water tank, tiled floor, side window.

SITTING ROOM:

Coved ceiling, picture rail, stone clad fireplace with log burner (not working), double radiator, wood flooring, glazed display cabinets. Windows to rear and side providing a pleasant double aspect. Open doorway through to:

DRAWING ROOM:

Wood flooring, two radiators, coved ceiling, picture rail, wall lighting, built-in display cabinets and shelving. Window to side.

A wide staircase from the entrance hall leads up to:

GALLERIED FIRST FLOOR LANDING:

Coved ceiling, picture rail, double radiator.

MASTER BEDROOM:

Double radiator, built-in cupboards and wardrobes. Wash hand basin. Windows to rear and side providing a bright double aspect to the room. Door connecting to:

DRESSING ROOM/NURSERY/BEDROOM:

Window to front, double radiator, built-in cupboards and wardrobes, wash hand basin, access to loft space with flooring and light. Connecting door to shower room.

BEDROOM:

Window to rear, single radiator, built-in cupboards and shelving, corner wash hand basin, coved ceiling, picture rail.

BEDROOM:

Windows to rear and side, double radiator, built-in cupboards and wardrobes, coved ceiling, picture rail.

BEDROOM:

Windows to front and side, built-in cupboard, single radiator. Door to:

EN-SUITE WC:

Corner WC, wall mounted wash hand basin, radiator, window to front.

SHOWER ROOM:

This can be accessed from the first floor landing and master bedroom. This is a large room with low level WC, pedestal wash hand basin, walk-in shower cubicle. Double radiator, part tiling to walls. Window to front.



OUTSIDE:

The property is surrounded by wonderful mature gardens containing an abundance of shrubs, plants, trees and a combination of lawned areas. An extensive brick paved patio area and pathways leads from the rear of the property with a central bed and pond. Greenhouse, storage shed. A long shingle driveway leads to a turning circle with central shrub bed and leads to the property's entrance and double garage. The garage is a detached building with sliding wooden entrance doors, power, light, windows to rear and side and useful loft storage area.

SITUATION:

Frant Road is a popular and attractive road with a good number of upmarket period properties immediately adjacent to Tunbridge Wells town centre. To this end the Pantiles, Chapel Place and the Old High Street are readily accessible with their wide range of independent retailers, restaurants and bars as is the main line railway station some further distance away. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, a further range of principally multiple retailers at the Royal Victoria Place shopping precinct and nearby Calverley Road as well as nearby North Farm. There are a highly regarded schools at all levels, many being accessible from the property. Properties of this size, flexibility and specification in the premier location are rare to the market and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

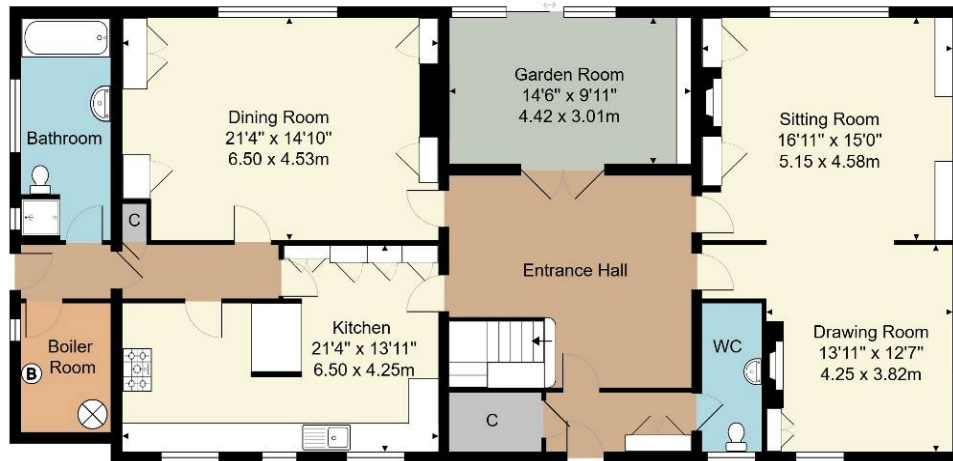
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

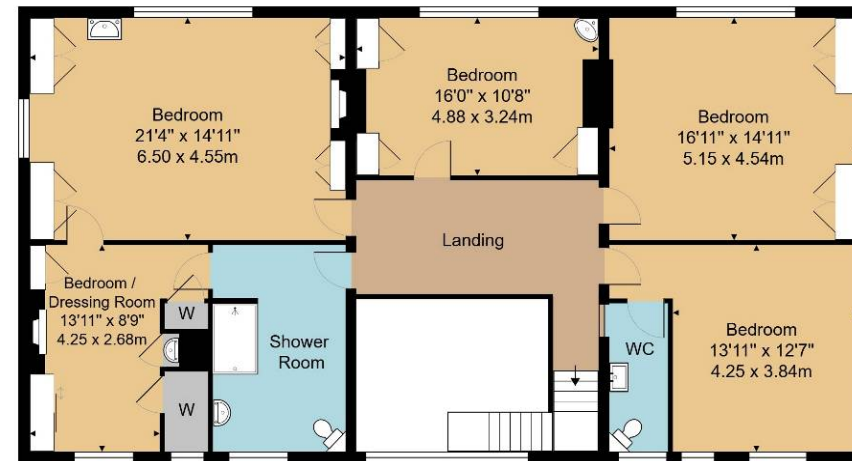
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fire Central Heating

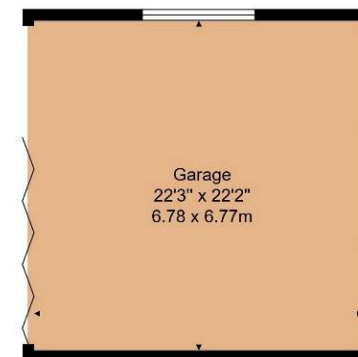




Ground Floor

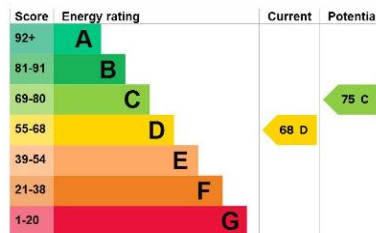


First Floor



House Approx. Gross Internal Area
3473 sq. ft / 322.7 sq. m

Garage Approx. Internal Area
494 sq. ft / 45.9 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.

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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