



OAKFIELD COURT ROAD  
TUNBRIDGE WELLS - £1,325,000



# 8 Oakfield Court Road

Tunbridge Wells, TN2 4TL

**Covered Porch Area - Reception Hall - Sitting Room With Log Burner - Dining Room With Feature Fireplace & Door To Rear Garden - Kitchen - Utility - WC - First Floor Landing - Master Bedroom With En-Suite Shower Room - Three Further Bedrooms - Family Bathroom - Front Garden - Driveway Providing Off Road Parking - Car Port - Attractive Rear Gardens**

Located at the end of a peaceful cul-de-sac in Tunbridge Wells 'Village' area adjacent to both Camden Hill and Camden Park, a beautifully presented four bedroom attached property constructed in the Arts and Crafts style in 1926 by Messrs Hobbs. This charming home retains many original features, even most door locks and keys. There are two good sized reception rooms to the ground floor with a further well appointed kitchen - including a gas fired Aga - a further utility and separate WC. On the first floor, three generous double bedrooms and a large single, an ensuite to the principal bedroom and further family bathroom. All very well appointed. Externally, the gardens have a westerly aspect and are far larger than one would expect for this locale. They enjoy a raised terrace above the lawns and a number of exotic plantings. Of very special note is the private driveway to the side affording parking for two vehicles - a tremendous asset. Those seeking to further develop the house will be interested in the very high and large loft area. Eminently suitable for development subject to permissions being obtainable. Interested parties are advised to contact Wood and Pilcher at their earliest opportunity.

## **COVERED PORCH AREA:**

Areas of exposed brickwork, brick floor, areas of fitted coat hooks, areas of exposed beams to the ceiling. Georgian style partially glazed door to the front with further window over. Original solid oak door to:







**RECEPTION HALL:**

Reception hall with painted wood panelled walls and exposed wooden beams to upper walls and ceiling, with engineered oak floor. A feature 'arts and craft' style fireplace with original cast iron duck-nest grate, wooden mantle and a quarry tiled hearth. Stairs leading to the first floor. Door leading to a large coat cupboard with areas of fitted coat hooks and rails, with further general storage space and areas of fitted shelving above. Door leading to:

**SITTING ROOM:**

Of a good size and with ample room for lounge furniture and entertaining. Fitted carpets, various media points, radiator inset to decorative cover, picture rail, cornicing. Feature inset wood burner with polished granite hearth and stone mantle over. Boxed bay window comprised of leaded style double glazed windows with fitted Roman blinds.

**DINING ROOM:**

A generous size room, with ample space for a large dining table, chairs and associated furniture or as a second reception space. Fitted carpet, picture rail, cornicing, two feature radiators. Feature fireplace with wooden mantle and surround and slate hearth. Double glazed door to the rear garden in the centre of a boxed bay window with further double glazed panels and fitted Roman blinds.

**KITCHEN:**

A contemporary style painted kitchen, of bespoke hand-made solid wood units and drawers with polished granite work surfaces and built-in slimline dishwasher. Inset Butler sink with mixer tap, InSinkErator Hot tap with filtered cold. Feature gas fired Aga. Space for a large free standing fridge/freezer. Feature island with deep pan drawer, double base unit, a polished granite work surface and a breakfast bar area for two people. Door to a walk-in larder with areas of fitted shelving, further areas of wooden panelling and general storage space below. Feature tiled floor, inset spots to the ceiling and above cooker recess. Double glazed windows to the side with fitted Roman blinds. Partially glazed door that leads to:

**UTILITY ROOM:**

Fitted with a range of base units with a complementary work surface. Further good storage space, feature tiled floor, wall mounted electrical consumer unit, radiator. Inset two ring induction hob, and space for microwave and washing machine. Inset single bowl sink with mixer tap over. Wall mounted 'Vaillant' boiler. Two sets of double glazed windows to the rear affording views across private gardens and door to the side with a window over. Two fitted wooden units each affording excellent storage with one housing the inset hot water cylinder, areas of fitted coat hooks. Door leading to:

**WC:**

Low level WC and wall mounted wash hand basin with mixer tap over and storage below. Tiled floor, wall mounted towel radiator, areas of wooden panelling and further feature wallpaper. Double glazed window to the side.

**FIRST FLOOR LANDING:**

Returning staircase, carpeted landing area, radiator, loft access hatch leading to a large loft area suitable for conversion to additional living space, subject to permissions. Opaque double glazed window to the side. Door leading to:

**BEDROOM:**

Carpeted, radiator. Space for bed and associated bedroom furniture and areas of fitted shelving and cupboards to one side of the original chimney breast. Double glazed window to the side with fitted Roman blind.

**FAMILY BATHROOM:**

Low level WC, panelled bath with mixer tap over and fitted glass shower screen, an integrated shower with single head, pedestal wash hand basin with mixer tap over, glass splashback and a mirror fronted, back lit light. Feature tiled floor, wall mounted towel radiator. Opaque double glazed window to the side with fitted blind.

**MASTER BEDROOM:**

Carpeted, space for a large bed and associated bedroom furniture. Feature cast iron fireplace with attractive tiled slips and hearth. Double glazed window to the rear with fitted Roman blind and views across private gardens and the town towards Mount Ephraim. Door to:

**EN-SUITE SHOWER ROOM:**

Low level WC, wall mounted wash hand basin with mixer tap over, backlit mirror with additional shaver point, enclosed shower cubicle with sliding glass door and two heads over, further storage space, wall mounted towel radiator, tiled floor. Opaque double glazed window to the rear with fitted blind.

**BEDROOM:**

With views from the front dormer, a good sized double bedroom with space for double bed and associated bedroom furniture. Feature cast iron fireplace with attractive tiled slips and hearth. Door leading to a useful under stairs storage cupboard. Leaded style double glazed windows to the front.

**BEDROOM:**

Of an excellent size and with space for a large double bed and associated bedroom furniture, radiator. A bank of fitted wardrobes to one wall adjacent to the old fireplace and with excellent storage solutions. Leaded style double glazed windows to the front with fitted Roman blinds.

**OUTSIDE FRONT:**

The front garden has a principal lawned area with retaining brickwork and hedging. Attractive paved steps up to the pavement with a further paved area to the front of the house and running to the side where there is a private driveway with parking for two good sized vehicles in the form of a carport with further space beyond, a particular feature and rarity in this area.







Additional storage place for bins etc. A solid door leads to the side of the property where there is an external gas meter and a covered space for wood storage etc. There is a gate to the twitten to the side of the property, an external tap, and a paved path running to the rear gardens.

#### **OUTSIDE REAR:**

The rear gardens are principally set over two levels with a full width terrace immediately adjacent to the rear of the property with ample room for garden furniture and for entertaining and with steps leading up to the dining room. Steps lead down to the lawned garden area with stepping stones towards the rear garden. Large detached wooden shed. The garden is principally set to lawn with retaining wooden fencing and raised shrub beds with a number of specimen plants to include camellia and hydrangeas with further areas of mature bay trees, fig trees and other exotic plantings.

#### **SITUATION:**

The property is very well located in the Village area of Tunbridge Wells. It enjoys ready access to The Pantiles, the old High Street and Mount Pleasant where a good number of the towns preferred retailers and restaurants are positioned. The mainline Railway Station, Claremont School and both The Grove and Calverley Grounds parks are also just minutes away. Tunbridge Wells has a further range of primarily multiple retailers at the nearby Royal Victoria Place and adjacent Calverley Road, two theatres, a number of sports and social clubs and a broad range of highly regarded schools at all levels, many of which are readily accessible from the house.

#### **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](http://www.gov.uk)

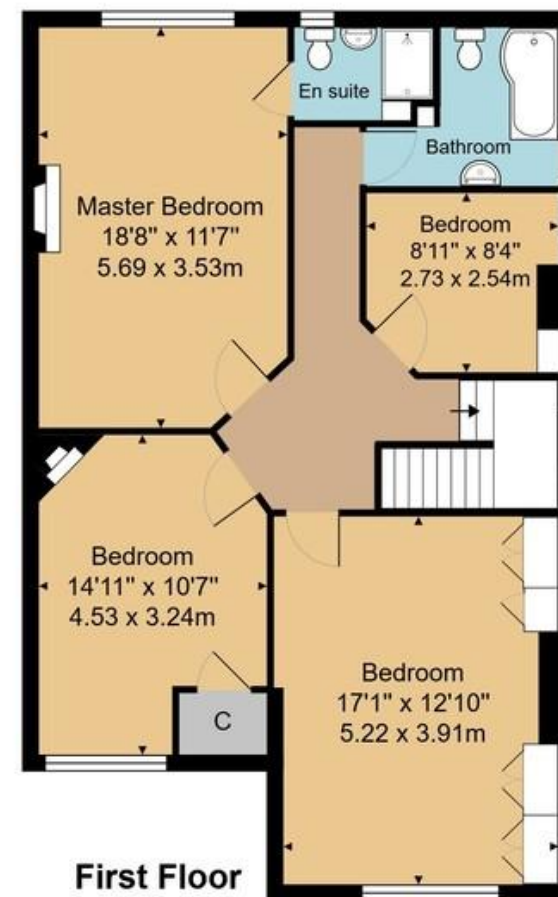
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



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

Approx. Gross Internal Area  
1835 sq. ft / 170.5 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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