

Westbourne, 38 Boyne Park, Tunbridge Wells



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Substantial 7-bedroom period house with garage and driveway in prestigious location

Accommodation Summary

- Detached house (built 1900) with no onward chain
 - 7 bedrooms, 2 en-suite
 - 3 reception rooms
- Conservatory with covered swimming pool
 - Kitchen, breakfast and family rooms
 - First floor games room
- First floor shower room, en-suite bathroom, en-suite shower room, first and ground floor cloakroom
- Potential for self contained unit on the second floor with kitchen, sitting room and bathroom
 - Garage, workshop and driveway
 - Sought-after town centre location



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This wonderful unique property has been loved by the same family for over seven decades and offers period detailing and space and light in abundance.

Boyne Park is a stone's throw from the bustling town centre's restaurants, shops, and cafes with the green open spaces of Tunbridge Wells Common nearby, making it a very enviable location.

Westbourne commands a presence on its enviable and quiet corner plot with its majestic windows, part pitched roof and beautiful corner turret.

It is set back from its popular road by wrought iron fencing with hedging behind, its gates opening onto a block brick driveway with parking for multiple cars. A garage sits neatly to the side, and an impressive portico porch fronts the entrance.

Stepping inside, the reception hallway is grand and inviting and certainly delivers the wow factor. A fabulous turning staircase and warm wooden parquet flooring contrast beautifully with the neutral décor, brightened by the beautiful stairwell window.

With rooms running off it at every angle there are three elegant and spacious reception rooms all brightened by beautiful windows and showcasing high ceilings and period details. Given the impressive size of the rooms, they are very versatile and deliver wonderful family living and entertaining space in equal measure.

Towards the rear the breakfast room, with an Aga and fitted dresser unit, is perfect for informal dining and conveniently opens into the kitchen. The kitchen is fully equipped with double sinks, a hob and extractor hood and ample eye and base level cupboards that wrap around the room. There is also a useful walk in larder and access out to a courtyard.

Next door, a family room provides yet further versatile space and with its close proximity to the kitchen and breakfast room it provides a potential redesign to create a more open plan space.

Past a secondary staircase, which may prove useful should the second floor be self contained, there are lobby areas that lead into the impressively large conservatory with wrap around windows and doors into the garden.

Historically, the housing for the swimming pool which remains in place and could be easily reinstated, it has in latter years been used for family gatherings and the perfect spot to enjoy the sun and views of the garden.

Climbing the stairs to the first floor's wide landing there are four very generous double bedrooms, two with en-suite facilities. The principal bedroom to the front benefits from a beautiful circular bay window and wooden parquet flooring.



There is a large games room to the rear, which could easily double as yet another bedroom, and a separate shower room and cloakroom complete the floor.

Up a further flight of stairs to the second floor its potential to be self contained, with its own kitchen, bathroom, living room and three good sized bedrooms offers an opportunity for multigenerational living or a nanny annex. There is even a working servant bell and whistle system to the top floor.

To the basement level is a cellar of three individual storerooms and with a workshop at the rear of the kitchen and the garage, all your storage needs are met. There is a toilet in the workshop too.

Outside an expanse of lawn wraps around the house edged by high mature hedging and fencing offering screening for privacy while making the garden a safe sanctuary for children and pets. There are side and rear terraces for summer dining, a part glazed summer house and stocked flower beds and planting that add interest and colour.



Its unique period architecture, generous room sizes, and enviable corner plot, offers a dream project to create your own vision and add value in the future.

Together with your first-class schooling and transport needs on your doorstep, this is the perfect family home. A must see!

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council Tax: Band G (£3,912.00)

EPC: D (62)

There is no permit parking on Boyne Park or Oakdale Road



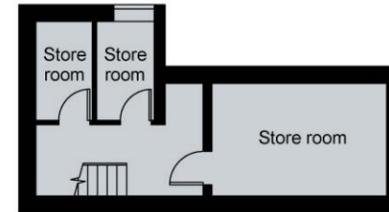
Westbourne, Tunbridge Wells

Gross internal area (approx) 565.7 sq m/ 6089 sq ft

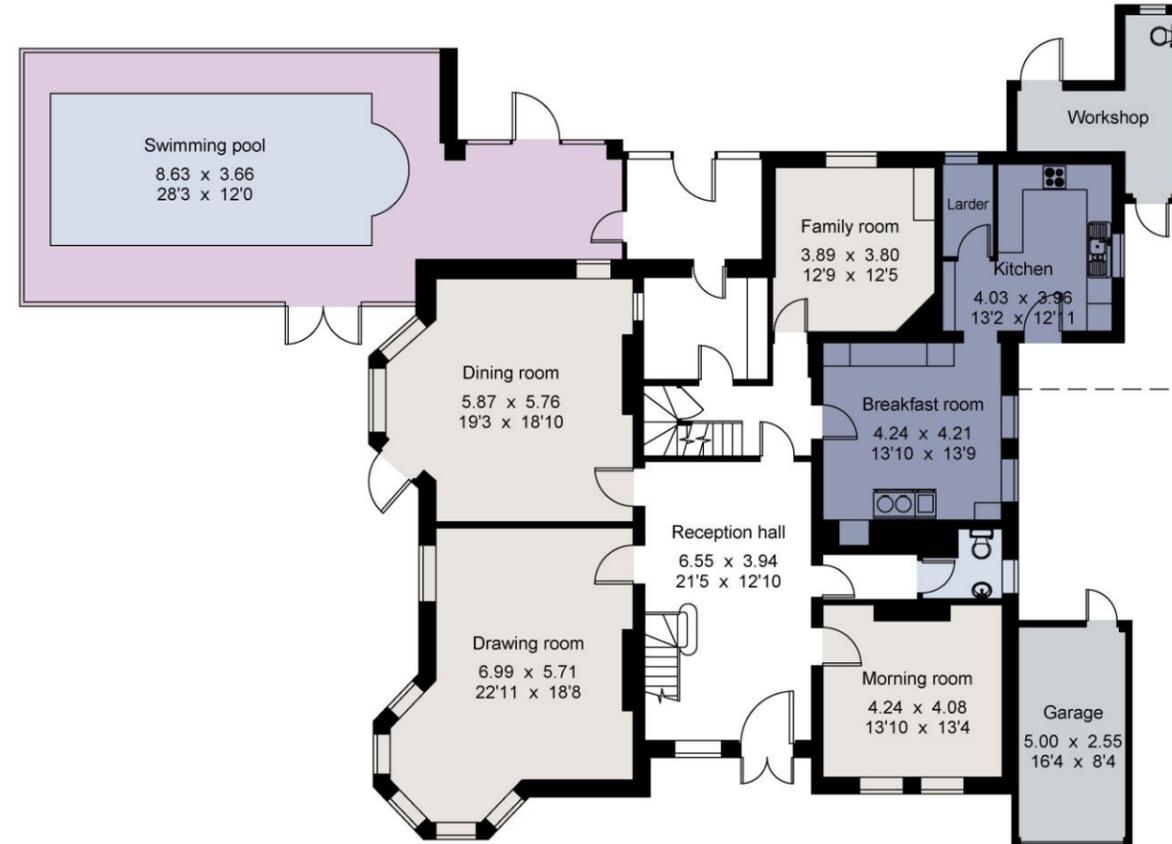
Cellar 26.3 sq m/ 283 sq ft

Garage 12.7 sq m/ 136 sq ft

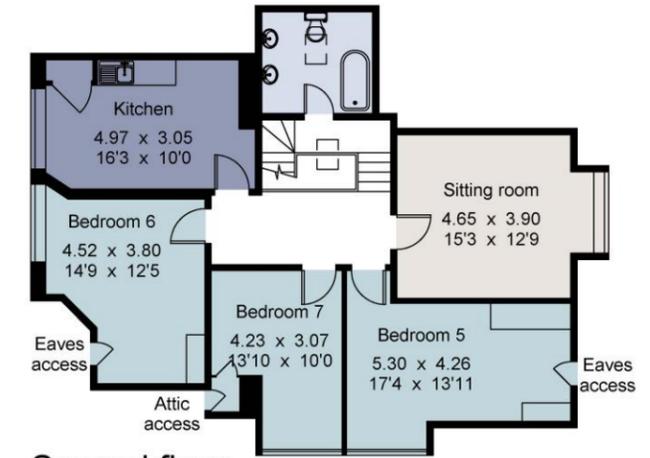
Total 604.7 sq m/ 6508 sq ft



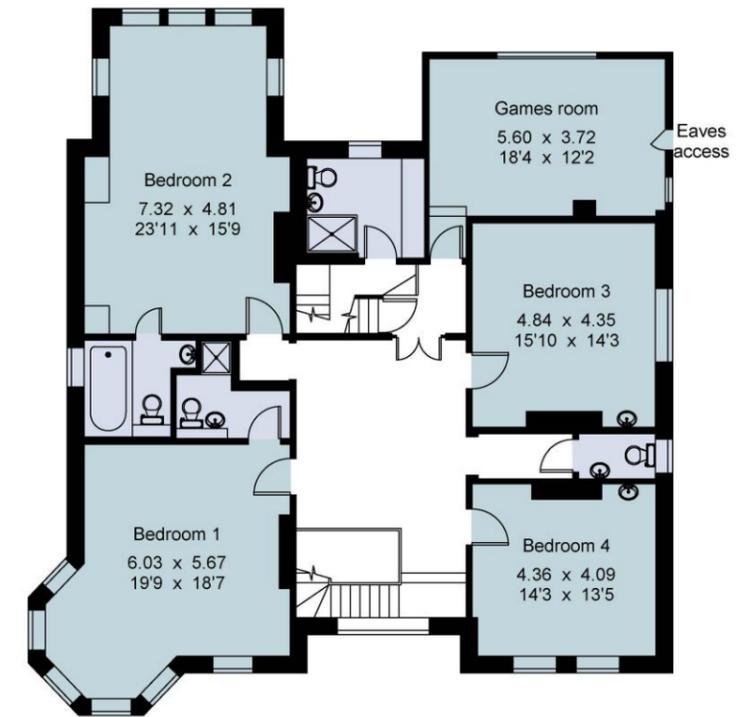
Cellar



Ground floor



Second floor



First floor

For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Rose Hill School, The Wells Free School, Claremont, and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools, including the Ofsted outstanding Bennett Memorial School, in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Tunbridge Wells Common, Calverley Grounds, The Grove, Grosvenor & Hilbert and Dunorlan Parks, the Trinity and Assembly Hall Theatres, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

