



EAST WING

10 Hungershall Park, Tunbridge Wells



AN ELEGANT WING OF A LANDMARK VICTORIAN VILLA

Comprehensively renovated by the current owners, to offer a unique blend of contemporary styling and period charm. Situated in prestigious Hungershall Park with a courtyard garden, private parking and just 0.7 of a mile from the historic Pantiles.

   EPC
3 2 3 c

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: E Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Planning Permission: Granted to extend ref: 22/00993/FULL (lapsed) and ref: 23/02216/FULL.

Agent's Note: 1/3 share of communal driveway maintenance however we are advised by the seller that they have not been asked to contribute during their ownership.

Postcode: TN4 8NE [what3words.com/catch.discloses.ship](https://www.what3words.com/catch.discloses.ship)



THE PROPERTY

The impressive open-plan kitchen/dining room has well-positioned roof lights and a range of shaker style units with stunning solid worksurfaces. Double doors lead into the sitting room with an open fire and doors leading directly out to the garden. A study and cloakroom complete the living space, with a separate, adjoining outbuilding set just off the kitchen serving as a useful utility room. The principal bedroom is situated on the ground floor with a well-appointed en suite bathroom. There are two further bedrooms on the lower ground floor, one with an en suite shower room and walk-in wardrobe.

At the front of the house, there is private parking on the driveway with a detached single garage. A former servants' passageway to the property provides further valuable storage. The courtyard garden is bordered by established hedging and provides the perfect backdrop for alfresco dining.





SITUATION

Private Hungershall Park is truly unique and most highly-sought after, within striking distance of the town centre yet bordering approximately 20 acres of land owned by residents – giving a wonderful rural feel. The historic Pantiles with its elegant colonnaded walkway and array of independent restaurants, cafes and boutiques is a short stroll away (0.7 of a mile) with the mainline station (1 mile) offering services into London Bridge from 42 minutes.

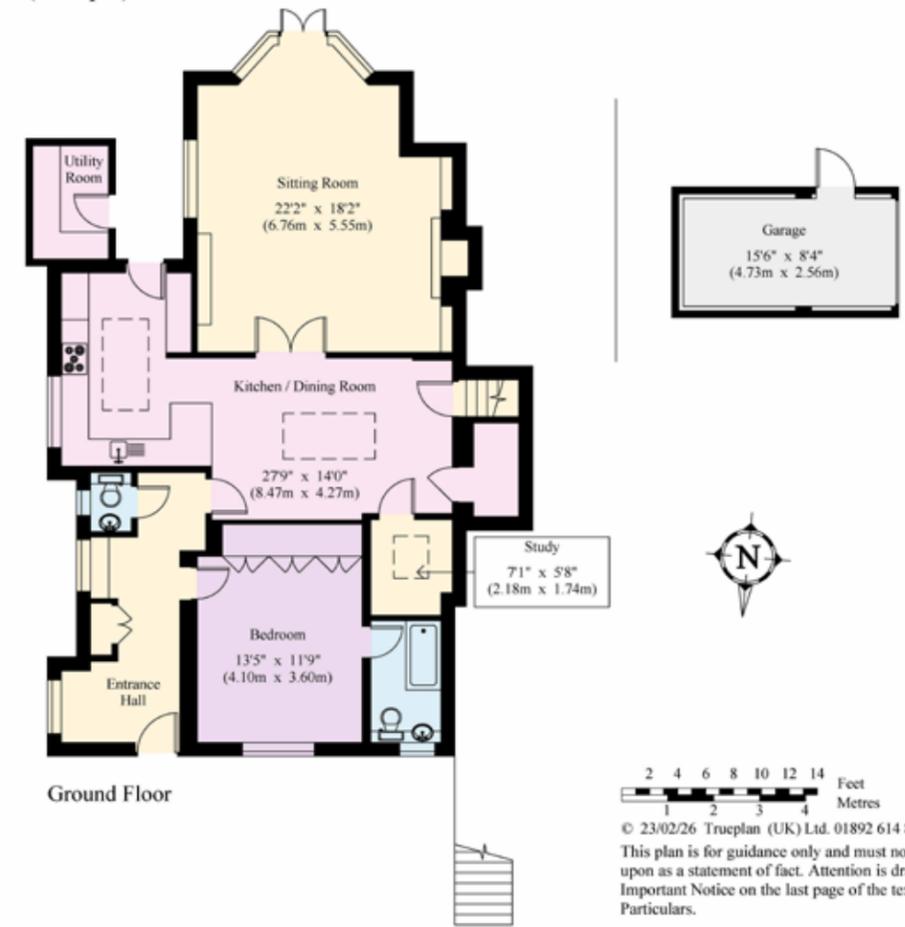
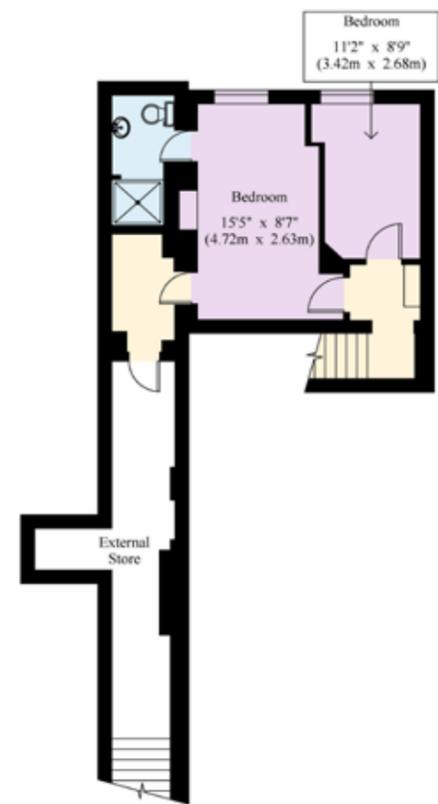
Tunbridge Wells is renowned for an excellent choice of schools in the private and state sectors, including grammars for both boys and girls.

Open green spaces in the town include The Common and Dunorlan Park with cricket, tennis and golf at The Nevill.





House - Gross Internal Area : 152.5 sq.m (1641 sq.ft.)
 Garage - Gross Internal Area : 12.1 sq.m (130 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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