



OLD GARDENS CLOSE
TUNBRIDGE WELLS - £975,000



10 Old Gardens Close
Tunbridge Wells, TN2 5ND

Entrance Hall - Cloakroom - Study - Playroom - Sitting Room With Door To Garden - Kitchen Open To Dining/Family Room With Bi-Fold Doors - Galleried First Floor Landing - Bedroom With En-Suite - Four Further Bedrooms - Bathroom - Driveway Providing Off Road Parking For Multiple Vehicles - Large Garage With Utility Area - Private Rear Garden

Set within a peaceful residential setting, this beautifully designed and immaculately presented home offers an abundance of space, natural light, and flexible living-perfectly tailored for modern family life. From the moment you step through the sleek composite front door with its glazed side panel, the scale and quality of this home are immediately apparent.

The spacious entrance hall creates an inviting first impression with its tiled flooring and natural flow, guiding you through the versatile ground floor. A contemporary cloakroom adds everyday convenience, while a dedicated study and a generous playroom-both with front-facing double glazed windows-offer ideal spaces for working from home and keeping younger family members entertained.

At the heart of the home lies a stunning open-plan kitchen, dining, and family room, designed to bring everyone together. The kitchen is fitted with an attractive combination of wall and floor cabinetry, topped with solid oak work surfaces and complemented by tiled splashbacks. Quality integrated appliances include a dishwasher, fridge/freezer, and a five-ring gas hob with double oven beneath and a concealed extractor above. An inset one-and-a-half bowl sink with drainer grooves completes the space.

Flowing seamlessly into the family/dining area, the space opens dramatically via bi-fold doors across the rear, connecting the indoors with the private garden beyond. A further double glazed window to the side and tiled flooring throughout create a bright, cohesive and practical space for everyday living and entertaining alike. From here, internal access is available to the large garage, which includes a well-planned utility area with space for laundry appliances and a stainless steel sink.





The sitting room, quietly located to the rear of the property, offers another superb family space. With a glazed door leading directly to the garden and a wide picture window bringing in plenty of natural light, this room provides a peaceful retreat for both relaxing evenings and weekend gatherings.

Upstairs, a galleried first floor landing enhances the feeling of space and elegance. The principal bedroom is a substantial double, complete with a stylish en-suite featuring a panel-enclosed bath (with the potential to add a shower), vanity storage, heated towel rail, and high-quality tiling. Four further bedrooms—three generous doubles and a well-sized single—offer excellent flexibility for growing families, guest accommodation, or additional work-from-home options. Each room benefits from good natural light, with several including built-in storage.

The family bathroom is equally well-appointed, featuring a waterfall shower head over the bath, contemporary sanitaryware, and sleek tiling throughout.

Outside, the home continues to impress. The brick-block driveway provides off-road parking for multiple vehicles and will soon be equipped with an EV charging point (installation scheduled for November). Mature trees and lawn create a welcoming approach to the property. To the rear, the private garden has been thoughtfully landscaped for year-round enjoyment, with two separate decked seating areas positioned to capture the first and last of the day's sun. Mature hedging and gated side access ensure both privacy and practicality.

Completing the picture is the large garage, featuring roller doors, power and lighting, a utility sink, and housing the wall-mounted boiler.

This is an outstanding opportunity to acquire a light-filled, spacious and highly adaptable home in a sought-after setting—ideal for growing families seeking quality, space and versatility in equal measure.

Composite front door with glazed panel to side into:

ENTRANCE HALL:

Spacious hallway with stairs to first floor, radiator, tiled floor.

CLOAKROOM:

WC, wall hung corner wash hand basin, radiator, part tiled walls, tiled floor, extractor.

STUDY:

Double glazed window to front, radiator, ceiling spotlights.

PLAYROOM:

Double glazed window to front, radiator, tiled floor.

SITTING ROOM:

Double glazed window to rear and double glazed door to garden, radiator.

KITCHEN:

Double glazed window to rear. Wall and floor cabinetry with solid oak work surface and tiled splashbacks. Integrated dishwasher and fridge/freezer. Inset one and a half bowl sink unit with mixer tap and drainer grooves. Five ring gas hob with double oven under and concealed extractor above. Tiled floor, ceiling spotlights. Open to:

DINING/FAMILY ROOM:

Bi-fold doors across the back onto the garden and double glazed window to side. Tiled floor, radiator, ceiling spotlights. Door to garage.

FIRST FLOOR LANDING:

Galleried landing, loft hatch, airing cupboard housing the hot water cylinder.

BEDROOM:

A large double bedroom with double glazed window to rear, radiator.

EN-SUITE:

Panel enclosed bath with telephone style mixer tap, WC, wash hand basin with vanity cupboard below. Heated towel rail, tiled walls and floor, ceiling spotlights. shelving (could be altered to accommodate a shower).

BEDROOM:

A large double bedroom with double glazed window to front, radiator, built-in open wardrobe with hanging and shelving space.

BEDROOM:

A double bedroom with double glazed window to rear, radiator, built-in cupboard.

BEDROOM:

A double bedroom with double glazed window to front, radiator.

BEDROOM:

Double glazed window to front, radiator.

BATHROOM:

Panel enclosed bath with mixer tap, hand held attachment and waterfall head, WC, pedestal wash hand basin. Heated towel rail, tiled walls and floor, ceiling spotlights, extractor. Frosted double glazed window to rear.

OUTSIDE FRONT:

Brick block driveway giving off road parking for multiple vehicles. EV charger (being installed in November). Mature tree and lawn.

OUTSIDE REAR:

Very private space being laid mainly to lawn with dual decked sitting areas designed to catch first and last light, gated side access, mature hedging.



GARAGE:

Large garage with utility area with space and plumbing for washing machine and tumble dryer. Sink unit with mixer tap and drainer. Roller doors, power and light, wall mounted boiler.

SITUATION: The property is located towards the southerly end of Tunbridge Wells town centre and to this consequently offers excellent access to the Pantiles, Chapel Place, The Old High Street and the mainline railway station where many of the towns independent retailers, restaurants and bars are located. Beyond this the town is a little further distant with a wider range of multiple retailers located principally at the Royal Victoria Place and associated Calverley Road Precinct. The town itself offers a wide range of social, retail and education facilities including two theatres, a number of sports and social clubs and a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town has two mainline railway stations both of which offer fast and frequent services to both London Termini and the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

F

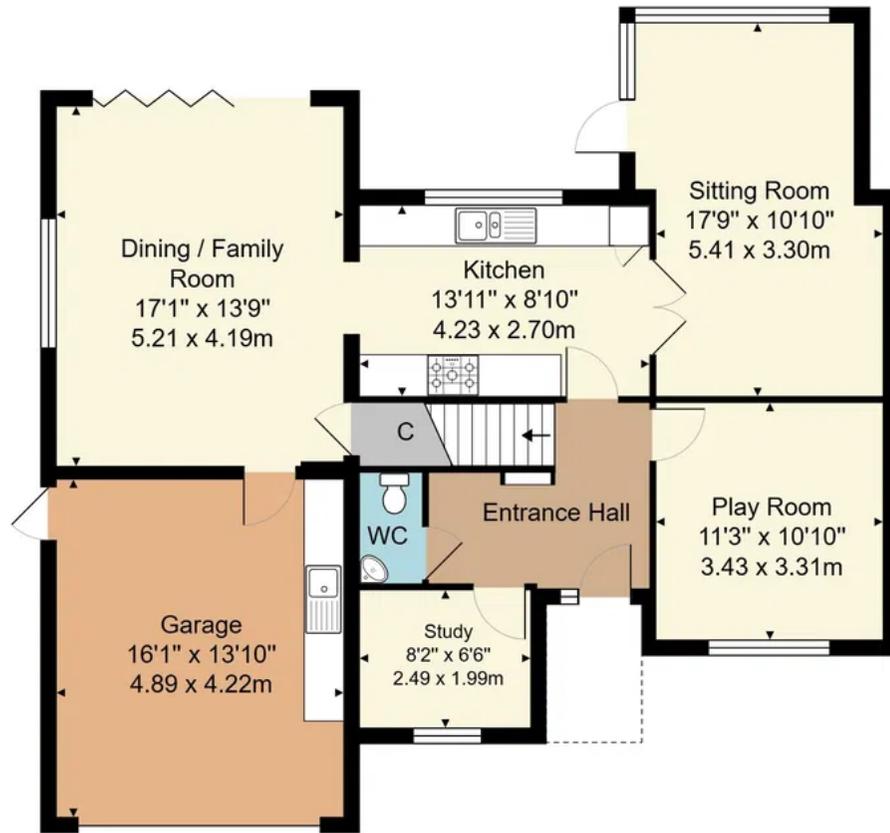
VIEWING:

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 Fired Central Heating
Rights and Easements - Have a right to go next door to maintain side of house





Ground Floor



First Floor

Approx. Gross Internal Area 2116 ft² ... 196.6 m²
(Includes Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



