



COACH HOUSE, BROADWATER DOWN

TUNBRIDGE WELLS - £1,150,000



WOOD & PILCHER

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Coach House, 22 Broadwater Down
Tunbridge Wells, TN2 5NR

A substantial Coach House in a prestigious tree lined road.

Entrance Hall - Generous Sitting Room With Fireplace & Oak Flooring - Useful Study/Bedroom 5 - Downstairs Cloakroom - Large Kitchen/Dining Room Complete With Appliances & French Doors To The Courtyard - Separate Utility Room - First Floor Landing With Access To Large Loft Space - Large Principal Bedroom With Access To A Jack & Jill Bathroom - Second Bedroom With Dressing Room & En-Suite - Bathroom - Two Further Good Sized Bedrooms - Double glazed Sash Style Windows - Gas Central Heating Via Radiators - Fully Enclosed Private Front Courtyard - Attractive Raised Rear terrace - Two Parking Spaces Adjacent To The Coach House Entrance Gates - Garage Opposite With Further Parking For Two Vehicles -Sought After Location On South Side Of Tunbridge Wells

Dating back to the 1860s Broadwater Down is a historic and very sought after wide, tree lined, residential road within a conservation area on the South side of Tunbridge Wells with this particular property being set well back from the road and being partially attached to a converted Victorian mansion. This wonderful home has been exceptionally well maintained and is presented to a high standard throughout with tasteful modern fittings, including sash style double glazed windows, fitted kitchen with attractive shaker style units and range of appliances. The main bathroom has a white suite with roll top bath in addition to an en-suite bathroom off the second bedroom. The property has an enclosed southerly facing walled courtyard garden as well as a second courtyard garden to the rear accessed from the sitting room across a timber bridge. This really is a very special home within one of Tunbridge Wells prime residential locations and should be viewed without delay.





The accommodation comprises panelled entrance door to:

ENTRANCE HALL:

Slate tiled floor, window to front, entry phone.

SITTING ROOM:

An impressive living space with oak flooring. Fireplace with a substantial log burner (would need checking before use) set on a York Stone hearth, built in storage cupboards and book shelving to alcoves. Windows on two sides with French doors opening to both the front and rear courtyards.

UTILITY ROOM:

Slate tiled floor, range of wall and base cupboards, stainless steel single drainer sink unit with mixer tap, space for washing machine, fridge/freezer etc. Coat hanging space, wood panelling to walls, single radiator. Window to rear.

DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash and basin with tiled splashback, slate tile flooring, radiator Window to rear.

STUDY/BEDROOM 5:

Wood panelling to walls, single radiator, recess with fitted book shelving and access to a large understairs storage cupboard, further cupboard housing the gas fired boiler with storage beneath. Window to rear.

KITCHEN/DINING ROOM:

Fitted with a comprehensive range of shaker style In Frame wall and base units with stone worktops including an under worktop one and a half bowl sink with mixer tap. Integrated fridge/freezer, dishwasher, induction hob with stone splashback and filter hood above, electric double oven. Slate tiled floor, radiator. Windows to both front and side with French doors opening to the front courtyard.

Stairs from entrance hall to FIRST FLOOR LANDING:

Single radiator, window to side, access to large loft space being mainly boarded with light and ladder.

PRINCIPAL BEDROOM:

Windows to front and rear, French doors opening to a Juliet balcony. Two single radiators, two double built-in wardrobes with interior lighting and hanging space. Door to:

BATHROOM:

White roll top bath on ball and claw feet with mixer tap and hand shower spray, low level WC, pedestal wash hand basin, corner shower cubicle with plumbed in shower with both rainfall head and hand spray. Built-in storage cupboard, half height tiling to walls, vanity mirror and mirrored cabinet, chrome towel radiator, ceiling downlighting. Window to rear. Jack and Jill doors to both hall and bedroom.

BEDROOM 2:

Double aspect with windows to both sides, single radiator, fitted shelving, built-in cupboard, central heating controls.

DRESSING ROOM:

Window to side, built-in shelving and wardrobes.

EN_SUITE BATHROOM:

White suite comprising of a panelled bath with mixer tap and hand shower spray, glazed shower screen, wall mounted wash hand basin, low level WC. Tiling to floor and walls, towel rail/radiator, ceiling downlighting. Window to side.

BEDROOM 3:

Rear window with far reaching views towards Nevill Park. Focal point fireplace, single radiator, built-in wardrobe.

BEDROOM 4:

Window to rear with rear views. Focal point fireplace, single radiator, fitted shelving.

OUTSIDE FRONT:

The forward courtyard is fully enclosed with high walls and double wooden entrance gates being brick paved with surrounding flower borders and raised brick planter. It provides an ideal space for entertaining and enjoying its southerly aspect.

OUTSIDE REAR:

Wrought iron side gate and pathway leads to the rear, where a shingle pathway lined by mature plants and shrubs leads to a timber storage shed. Timber steps and bridge from the sitting room leads to the second courtyard area which is laid as Yorkstone paving surrounded by shrub borders.

PARKING:

Parking is adjacent to the Coach House entrance and there is space to park two vehicles, whilst a garage is located in the block opposite and provides useful lockable storage and a further ability to park two more vehicles.



SITUATION:

The Coach House is situated to be easily accessible to the town centre which offers an extensive range of shops, restaurants, bars and two theatres. The historic Pantiles and mainline station are just under a mile away. Parks and open spaces within walking distance include nearby Hargate Woods and the Common. There are many places of historic interest and attractive walks in the area. Recreational facilities include the Nevill Golf Club and Nevill ground tennis and cricket. Sailing and fishing at Bewl Water and easy access to surrounding villages for country pursuits and a variety of pubs. There are many highly regarded schools in the area including Claremont Primary School, Bishops Down Primary School, the Mead, Rose Hill and Holmewood House Prep Schools as well as grammar schools in both Tunbridge Wells and nearby Tonbridge. Tunbridge Wells mainline station has commuter services to London Charing Cross via London Bridge and Waterloo East with travel times approximately under one hour.

TENURE:

Freehold

Estate Contribution to any front drive repairs and gardening - currently £200 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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 Fired Central Heating

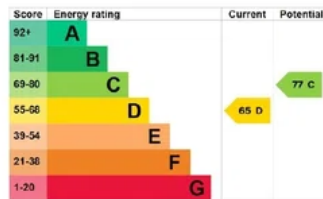
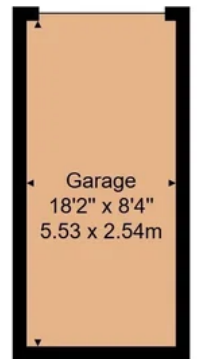




Ground Floor



First Floor



House Approx. Gross Internal Area 2220 sq. ft / 206.2 sq. m
 Garage Approx. Internal Area 151 sq. ft / 14.0 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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