



HIGHGROVE

TUNBRIDGE WELLS - GUIDE PRICE £950,000 - £995,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

6 Highgrove
Tunbridge Wells, TN2 5NF

A beautifully presented four bedroom detached home in 0.22 acre plot.

Split Level Entrance Hall - Downstairs Cloakroom - Generous Sitting Room With Feature Stone fireplace & Rear Garden Views - Separate Dining Room - Refitted Kitchen/Breakfast Room With A Range Of Appliances - Separate Utility Room - Stairs To Half & Main Landing - Principal Bedroom With Fitted Wardrobes & En-Suite Shower Room - Three Further Double Bedrooms - Well Appointed Family Bathroom - Well Tended Gardens With Several Paved Terraces For Outdoor Entertaining - Gas Central Heating - Part Double Glazing - Double Width Driveway Leading To Double Garage - Tucked Away Location

Within a short walk of the historic Pantiles, Claremont Primary School and the many varied shops and restaurants of the Old High Street, this lovely home is set within a small drive of three homes, all surrounded by trees in a secluded and quiet woodland setting. This four bedroom detached home has been decorated to a very high standard throughout, enhanced by a combination of wood flooring, fitted carpets and new internal doors with chrome fittings. The property's other features include a fabulous sitting room with high ceilings, attractive bay window, stone fireplace and patio doors giving views and access to the rear garden. The separate dining room provides a more formal setting for dinner parties, or perhaps can be used as a study or office. The kitchen/breakfast room has a comprehensive range of units and appliances and also enjoys doors opening to the rear terracing and gardens. There is a useful utility room and downstairs cloakroom, whilst on the first floor the four generous bedrooms have access to modern and well-appointed family bathroom and en-suite shower room leading off the principal bedroom. The gardens are a real feature of the property with good sized areas of lawn bordered by mature shrubs and trees to provide an attractive setting, while several terraces give options for alfresco dining and entertaining. Located on the popular South side of Tunbridge Wells, Highgrove is an extremely desirable and peaceful location with no through traffic or road noise, benefitting from access to a pathway through Richmond Place leading directly onto Warwick Park.





The accommodation comprises, wooden entrance door with small inset window to:

ENTRANCE HALL:

A welcoming split level hallway with engineered oak flooring, coved ceiling, radiator with decorative cover, large understairs storage cupboard.

DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin with mixer tap, chrome towel rail/radiator, half height tiling into walls, tiled floor, ceiling downlights. Window to front.

SITTING ROOM:

A very comfortable room in which to relax enjoying high ceilings and an attractive bay window to the front. Feature stone fireplace and hearth with gas coal fire, TV point, power points, radiator. Double glazed patio doors opening to the rear terrace and garden.

DINING ROOM:

Coved ceiling, power points, single radiator. Window to rear with garden views.

KITCHEN/BREAKFAST ROOM:

Refitted with a range of white high gloss wall and base units with attractive wood block work surfaces. Enamel one and a half bowl single drainer sink unit with mixer tap. Integrated fridge, five burner gas hob with filter hood above, electric double eye level oven, integrated dishwasher. Peninsula breakfast bar, under cupboard lighting, ceiling down lights, engineered oak flooring, tiled splashbacks, single radiator. Side window and double glazed French doors opening to the terrace and garden.

UTILITY ROOM:

Fitted with a matching range of base units with worktops over. Space for washing machine and tumble dryer, coat hanging space, space for standing a fridge/freezer, single radiator, engineered oak flooring, coved ceiling with downlighting. Windows to front and side.

Stairs from the entrance hall to HALF LANDING and MAIN LANDING:

Side window, radiator with decorative cover, wall lighting, power points, large built-in cupboard containing the wall mounted 'Worcester' gas fired boiler, access to loft space which has a ladder and light and is partially boarded for storage.

PRINCIPAL BEDROOM:

Window to rear, single radiator, power points. Fitted wardrobes to the whole of one wall and further cupboard with hanging rail. Door to:

EN-SUITE SHOWER ROOM:

White low level WC, large wash hand basin with mixer tap, large walk-in shower with plumbed in shower, tiled surrounds. Tiled floor, ceiling downlights, shaver point. Window to side.

BEDROOM 2:

Window to rear, single radiator, power points.

BEDROOM 3:

Window to rear, single radiator, power points.

BEDROOM 4:

Window to front, single radiator, power points. Built-in double wardrobe.

BATHROOM:

White suite comprising of a panelled bath with plumbed in shower, glazed shower screen, wash hand basin with mixer tap, low level WC. Large vanity mirror and wall lighting, tiled surrounds and floor, chrome towel rail/radiator, ceiling downlights, shaver point. Window to front.

OUTSIDE REAR:

The well tended gardens consist of split level lawns bordered by mature hedging and trees to create privacy and a sense of being tucked away in woodland. There are two terraced areas adjacent to the property with a pathway leading to a further raised terraced area laid with York stone paving, positioned to enjoy the sun throughout the day. Outside lighting, tap and side gate giving access to the front.

OUTSIDE FRONT:

Front garden laid in two lawns with central path to entrance and side driveway providing off road parking for two vehicles and leading to a detached double garage with two timber panelled up and over doors, internal power and light, window to rear, roof storage space and personal door to garden.

SITUATION:

This home is located on the popular South side of Tunbridge Wells approximately 1 mile from the famous Pantiles with its pavement cafes, restaurants and bars, the old High Street with independent retailers, Sainsbury's supermarket and the main line railway station with commuter services to Cannon Street/Charing Cross. In the northern part of the town you will find the Royal Victoria place shopping mall and Calverley Road precinct where most of the High Street retailers are represented.



There are an excellent selection of schools within the surrounding area offering good educational facilities both state and independent for children of all age groups. Recreational facilities include two theatres within the town, a sports and leisure centre, two golf courses, cricket, tennis and rugby clubs and numerous restaurants and bars associated with the vibrant and busy spa town

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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

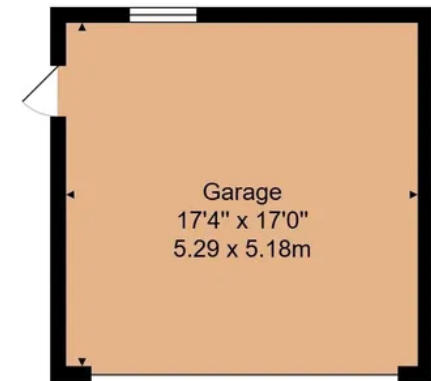




Ground Floor

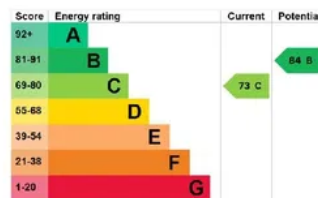


First Floor



House Approx. Gross Internal Area
1508 sq.ft / 140.1 sq. m

Garage Approx. Internal Area
295 sq. ft / 27.4 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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