

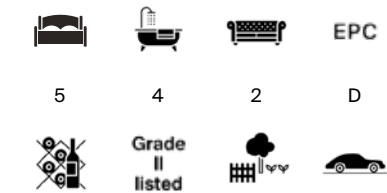


17 Church Road, Tunbridge Wells, Kent



AN ELEGANT TOWN HOUSE IN A PRIME CENTRAL POSITION

This fabulous Grade II listed property offers substantial and beautifully refurbished accommodation as well as a landscaped garden and parking, located in the centre of Royal Tunbridge Wells just a quarter of a mile from the railway station and other amenities.



Local Authority: Tunbridge Wells Borough Council

Council Tax band: t.b.a.

Tenure: Freehold

Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Postcode: TN11HT

www.what3words.com/facing.filled.expose



17 CHURCH ROAD

This iconic Grade II Listed property forms part of an impressive terrace of ten Tudor-Gothic style town houses, each with distinctive gable ends. The property sits in a prime central town position, set well back from the road and screened behind mature hedging. The beautifully presented home offers elegant and well-proportioned accommodation, totalling approximately 4030 square feet over five storeys, with excellent ceiling heights. It has been sympathetically refurbished to a very high standard, retaining the character of the building which blends perfectly with the modern kitchen, bathrooms and décor. The house is approached over a shared driveway to five private parking spaces. To the rear, a terrace leads on to the landscaped lawned garden, bordered by mature trees and shrubs providing privacy. At the far end of the garden, a fabulous pergola covered BBQ area with an attractive brick built pizza oven and log store, creates the perfect backdrop for al fresco dining.





SUBSTANTIAL AND VERSATILE LIVING SPACE

* GROUND FLOOR: The front door opens into an attractive entrance hall providing access to the open plan dining room and kitchen which span the depth of the house. The stunning kitchen is beautifully appointed with handmade solid wood cupboards and integrated appliances, a Lacanche range cooker and a central island with breakfast bar. Elegant French doors open out to the garden, ideal for al fresco dining and entertaining.

* FIRST FLOOR: The impressive drawing room is decorated in a traditional style with a fireplace and a wonderful full height bay window overlooking the rear garden. To the front, there is a bedroom / study with en suite shower room.

* SECOND FLOOR: The fabulous principal bedroom suite forms the whole of this level. The substantial bedroom has a fireplace and a window overlooking the rear garden. Off the bedroom, there is a dressing area and a beautifully appointed en suite bathroom with a free-standing modern bath, double vanity unit, separate shower and built-in TV.

* THIRD FLOOR: There are two good sized bedrooms located on this floor, both of which have fireplaces. There is also a beautifully appointed bathroom with a free-standing bath, wall hung vanity unit, separate shower and built-in TV.

* LOWER GROUND FLOOR: On this level there is a spacious room, with a door to the rear garden. This would be ideal as a family room or could be a fifth bedroom, if required, with an en suite shower room. There is also a useful utility room, an adjoining plant room and a w.c. An inner hall gives access to an attractive wine cellar with an exposed brick wall. The inner hall also has a door to the side of the property where a further storage room can be accessed.





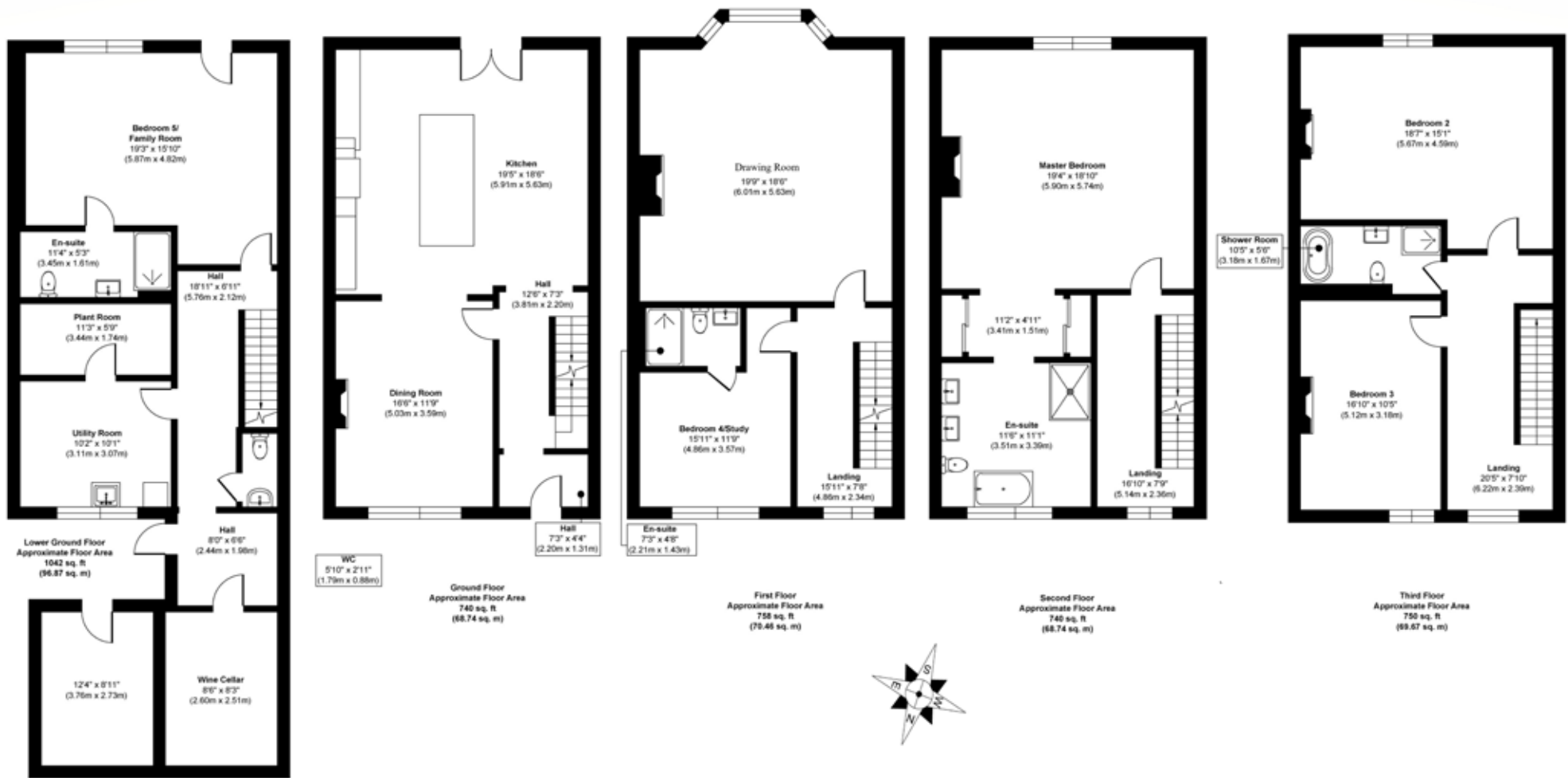
CENTRAL TOWN LOCATION

The house is situated in a prime central position in sought-after Tunbridge Wells, just a quarter of a mile from the mainline station (services to London from 44 minutes), Royal Victoria Place shopping centre and the vast array of cafes and boutiques on the historic High Street and famous Pantiles.

There are also a number of public green spaces nearby which include the Tunbridge Wells Common, Calverley Park and Dunorlan Park.

Tunbridge Wells is renowned for an excellent choice of schools, in both the state and private sectors, including Rose Hill, The Mead and Holmewood House preparatory schools as well as grammar schools for boys and girls.





Approximate Gross Internal Area = 374.48 sq m / 4030 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.



Ross Davies

01892 515035

ross.davies@knightfrank.com

Knight Frank Tunbridge Wells

47 High Street,

Tunbridge Wells, Kent, TN1 1XL

knightfrank.co.uk

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