






MEADOWSIDE

5a Hungershall Park, Tunbridge Wells



AN ELEGANT 'HALF' OF A SUBSTANTIAL VICTORIAN VILLA

Situated on prestigious Hungershall Park overlooking parkland, yet less than a mile from the mainline station and within easy reach of the historic Pantiles and old High Street.

   EPC
4 2 3 D

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

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

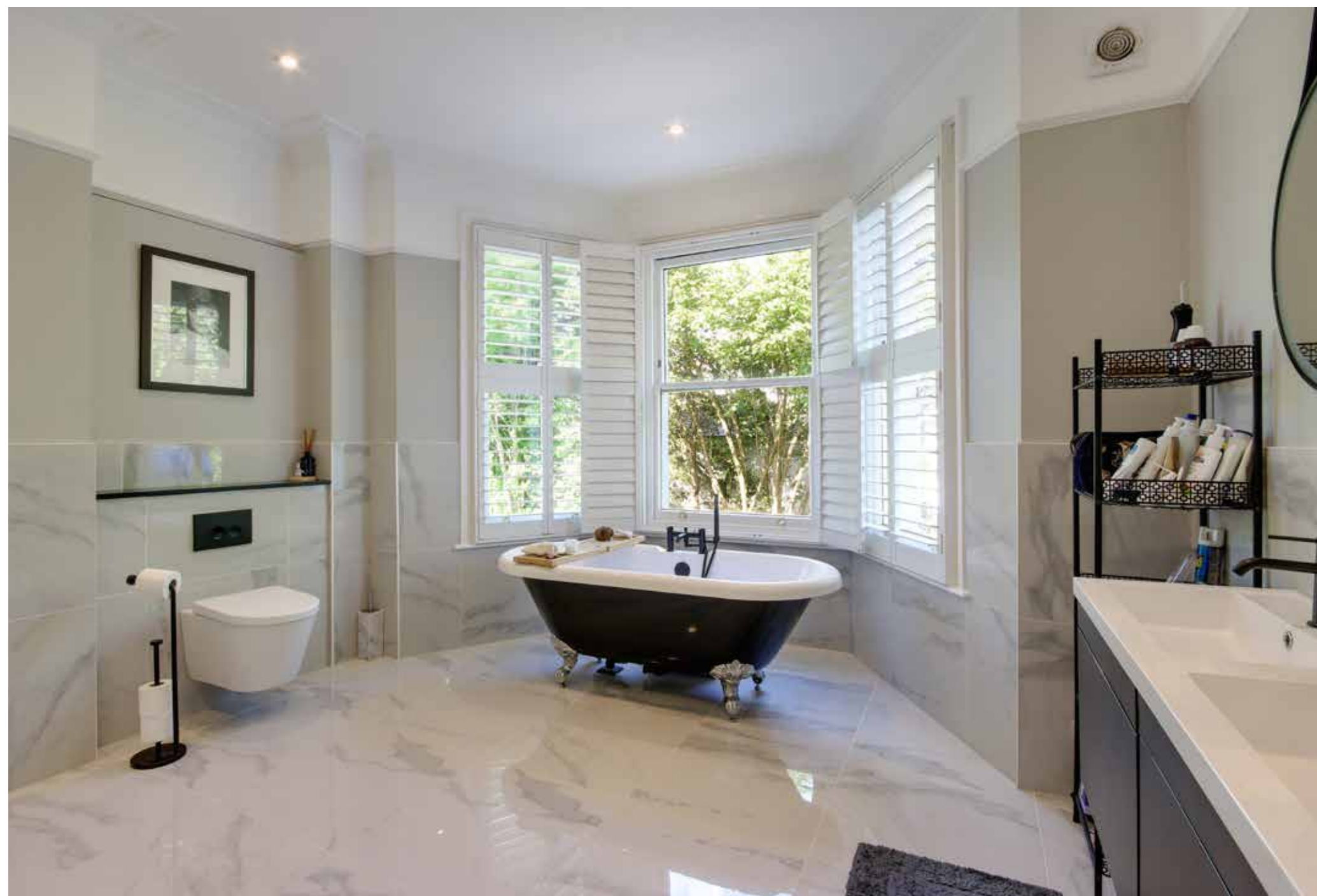
Postcode: TN4 8ND [what3words.com/corn.baking.finer](https://www.what3words.com/corn.baking.finer)



SITUATION AND GROUNDS

The property is situated on private Hungershall Park, one of Tunbridge Wells' most sought-after addresses. The station is approximately 0.9 of a mile from the house with services to London Bridge from 42 minutes. The historic High Street and Pantiles, with its famous colonnades, are both just over half a mile away. Tunbridge Wells is renowned for an excellent choice of schools including Rose Hill, The Mead and Holmewood House preparatories. There are a number of grammar schools nearby with private senior schools at Tonbridge, Sevenoaks and Mayfield.

The house benefits from a private, gated driveway. The rear garden faces south, landscaped into four areas of lawn, below a large entertaining terrace and with a versatile brick outbuilding. At the very end of the garden, there is gated access out onto Cabbage Stalk Lane, a useful route for walking to The Pantiles via The Common.





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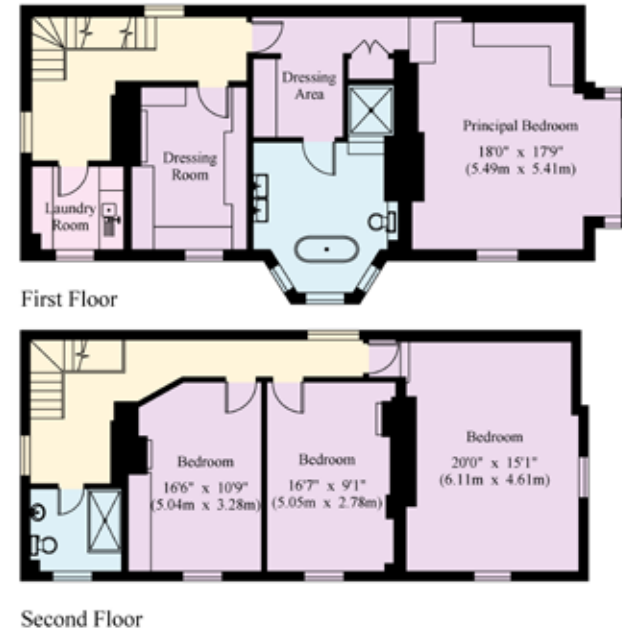
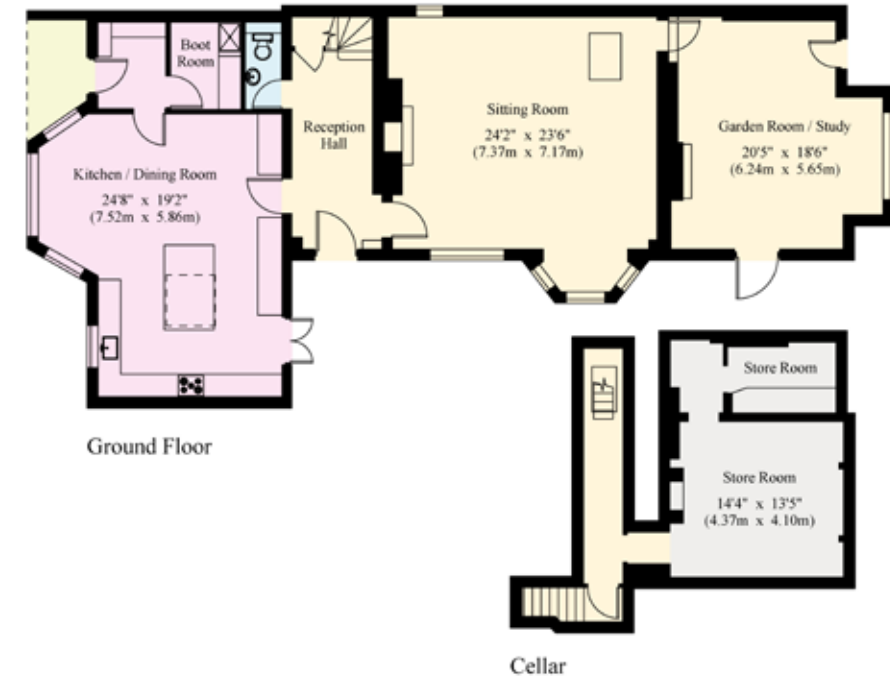
A character family home, originally formed from a post-war division of a substantial Victorian villa, with a wealth of period charm throughout including; high ceilings, deep skirting boards, picture rails, coving and wooden sash windows.

The open-plan kitchen/dining room is truly impressive with stylish units and stunning marble worktops. High-end features include a Bora hob/extractor unit and Quooker hot water tap. There are two interlinking reception rooms, currently arranged as a generous sitting room and gym, with access out to the garden – creating a wonderful living and entertaining space. The ground floor is completed by a cloakroom and useful boot room with dog shower. Stairs lead down to a useful cellar, potentially with scope to develop – subject to the necessary consents.

The principal suite is located on the first floor with a luxuriously appointed en suite, complete with roll-top bath and twin sinks. The space continues with a walk-through dressing area, separate dressing room and a laundry room – ideally placed on the first floor for convenience. There are three further bedrooms on the second floor, served by an excellent family shower room.



House - Gross Internal Area : 377.6 sq.m (4063 sq.ft.)
 (Including Cellar)
 Gym - Gross Internal Area : 9.6 sq.m (103 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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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)



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