



1 HUNGERSHALL PARK

Tunbridge Wells, Kent



A FANTASTIC OPPORTUNITY TO ACQUIRE
ONE OF ROYAL TUNBRIDGE WELLS MOST
DESIRABLE HOMES IN THE WELL KNOWN
HUNGERSHALL PARK, KENT.

Summary of accommodation

Ground Floor: Entrance hall | Reception hall | WC | Play room | Conservatory | Drawing room | Sitting room | Dining room
Kitchen/breakfast room | Pantry | Utility room | Cloakroom | Garaging

First Floor: Principal bedroom with en suite shower room | Four further bedrooms | Three bathrooms | Two utility rooms | Study/games room

Second Floor: Four further Bedrooms | Study/work room | Shower room

Cellar: Wine stores | Coal store | Store rooms

Outbuilding

In all about 0.96 acres

Distances: Tunbridge Wells 0.5 miles, Sevenoaks 11 miles, M25 J5 14 miles, Gatwick Airport 22 miles
Central London 30 miles, Heathrow Airport 57 miles
(All distances are approximate)



DESCRIPTION

Set within the prestigious Hungershall Park, this property offers a rare opportunity to acquire a substantial family home with exceptional potential. Arranged over three floors, the house provides extensive accommodation and is surrounded by beautiful, landscaped gardens, yet is now in need of modernisation throughout.

The ground floor is approached via a canopied entrance leading into a welcoming reception hall. From here, the principal living areas including three formal reception rooms alongside a generous kitchen/breakfast room with adjoining pantry. A playroom, conservatory/summer room, utility and downstairs cloakroom provide excellent family practicality, with internal access to the two garages completing the ground floor.

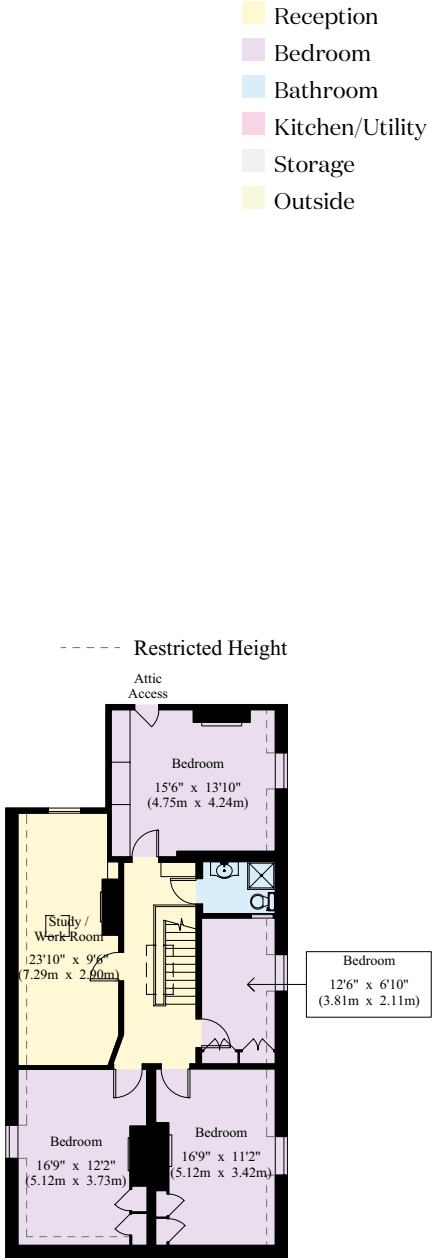




The basement offers its own wine cellar and a large number of store rooms stretching the width of the house.

The first floor hosts a spacious principal bedroom and en suite shower room, the guest suite boasts similar volumes to the principal and also benefits from its own en suite. Three further bedrooms share two bathrooms, while a versatile study/games room offers the option of an additional bedroom if required.

On the second floor, there are four further bedrooms, a family shower room, and an additional study/work room, ideal for home working. This space could easily be adapted to offer top floor accommodation for multi-generational living or a live in au pair.



Approximate Gross Internal Area
House (Including Garages & Cellar): 773.2 sq.m (8322 sq.ft.)
Outbuilding: 7.4 sq.m (79 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.



GARDENS AND GROUNDS

The gardens and grounds are a true highlight of the property. Formal landscaped gardens, mature hedging, trees and flower beds frame the house, complemented by a variety of patio areas perfect for outside entertaining. A potting shed, greenhouse and direct access into the adjoining Common complete the rear gardens. The front of the property benefits from a large driveway and turning circle, access to both garages and an additional outbuilding. With its grand proportions, elegant layout and superb setting, the property represents a wonderful chance to create a modern family home in one of Tunbridge Wells' most sought-after locations.

LOCATION

The property occupies an excellent location within the highly sought after Hungershall Park. The park, with its superbly appointed villas, offers close proximity to the town centre of Royal Tunbridge Wells, hosting a wide array of shops, boutiques, brasseries and restaurants.



For cultural activity, there is no need to travel as Tunbridge Wells boasts its own Theatre and Arts Centre. For those wishing to commute to London by train, the property is within walking distance of the mainline station. There is easy access to a number of major road routes, including the A21, which links with the M25 motorway network, and the international airports of Gatwick and Heathrow.

Tunbridge Wells is renowned for the quality of its schooling, both in the private and state sectors. Tunbridge Wells is home to the nationally recognised Holmewood House Preparatory School. Within easy driving distance are also some other notable private schools, including Tonbridge School, Sevenoaks School and Benenden. There are also a number of highly regarded Grammar Schools in the catchment area.

Sporting and recreational interests in the area are well served with golf at Nizels, Lamberhurst and Hever Castle. Horse racing at Lingfield Park, cricket and tennis at Nevill Cricket Ground and Tennis Club. Sailing and fishing are also available nearby; sailing at Bewl Water and Bough Beech Reservoir and fishing at Chipstead Lakes. There is an abundance of country walks, cycling and riding to be had in the surrounding countryside. The South Downs and Kent & Sussex Coasts are also in close proximity.

PROPERTY INFORMATION

- Tenure:** Freehold
- Services:** Mains
- Local Authority:** Tunbridge Wells Borough Council
- Council Tax:** Band H
- EPC rating:** E
- Directions**
- Postcode:** TN4 8ND
- What3words:** ///trio.prime.parked





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