



Connells

Hamilton House Amherst Road
Tunbridge Wells

Hamilton House Amherst Road Tunbridge Wells TN4 9LQ

for sale offers in excess of
£325,000



Property Description

Beautifully positioned away from the hustle and bustle of the High Street, in the desirable St John's area of Tunbridge Wells, Hamilton House is a charming and character-filled home.

Known as The Old School Chapel, the property forms part of an attractive development set within beautifully maintained communal gardens, with private residents' parking to both the front and rear.

A staircase leads to a private entrance, opening into an entrance lobby and, in turn, into an impressive, vaulted reception room showcasing striking exposed timber beams and a wonderful sense of space.

The principal bedroom is a generous double, while the second bedroom—currently used as a dressing room—offers flexibility for guests or additional sleeping accommodation.

The property also benefits from two mezzanine levels, accessed via paddle steps and a pull-down ladder. One is presently arranged as an additional bedroom, with the other serving as a home office or study area - ideal for modern living.

The kitchen is well-appointed with granite worktops and high-quality integrated Neff appliances, USB points and granite worksurfaces. The contemporary shower room is finished to a high standard, featuring a mirrored cabinet and an integrated Bluetooth speaker.

Further benefits include beautifully established communal gardens, rich with mature shrubs and trees, providing a peaceful and picturesque setting.

First Floor

Entrance Hall

Lounge/Dining Room

Mezzanine One

Restricted Head Height

Mezzanine Two

Restricted Head Height

Kitchen

Bedroom One

Bedroom Two

Outside

Residence Parking

Communal Gardens

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf,

tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agents Note

Repair works to a bedroom wall have been conducted and ongoing monitoring to ensure the repairs are effective. Please contact the branch for further details.

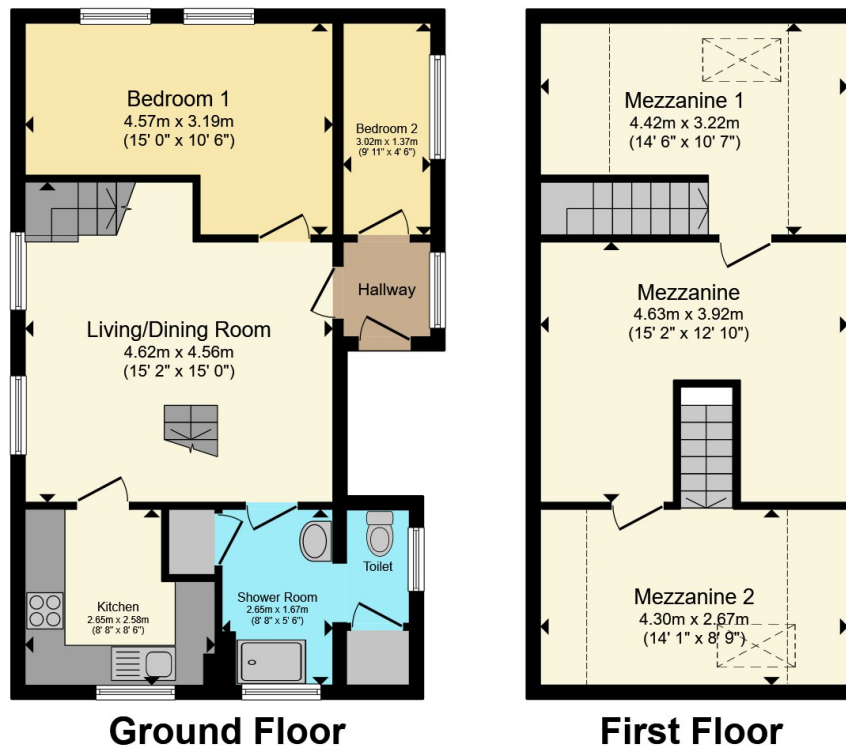
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 102.2 m² (1,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: C

Service Charge:
 4500.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL405627

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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