






THE GARDEN HOUSE

14 Nevill Park, Tunbridge Wells



A DETACHED FAMILY HOME IN PRESTIGIOUS NEVILL PARK

A unique opportunity to acquire this modernist style home, on the market for the first time in 35 years and situated in one of Tunbridge Wells' most sought-after addresses.

   EPC
4 2 2 E

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

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

Agent's Note: £500 per annum towards private road.

Postcode: TN4 8NN [what3words.com/direction.post.backpacks](https://www.what3words.com/direction.post.backpacks)



THE PROPERTY

The Garden House offers well-configured accommodation in excess of 2,000 sq ft and arranged over two storeys.

A bright and spacious sitting room at the front of the house benefits from access out to the garden, with steps leading up to a formal dining room. The kitchen is situated at the rear with a range of wall and base units and leads through to a useful utility room. Also of note on this level is a good-sized ground floor bedroom and cloakroom.

The principal bedroom is situated at the front of the house with a dressing room, en suite bathroom and double doors opening onto a wonderful terrace. There are two further bedrooms upstairs, served by a family bathroom.







OUTSIDE AND SITUATION

The property sits in a generous plot of approximately 0.45 acres with mature gardens, predominately situated at the front of the house and enjoying a southerly aspect. There is a multitude of established plants, shrubs and trees with an ideally placed patio - perfect for al fresco dining. Ample parking is available on a private driveway, leading to a detached double garage.

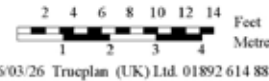
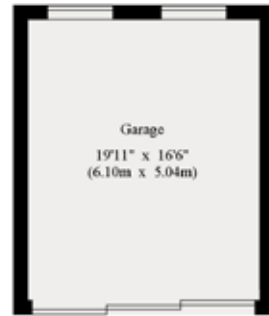
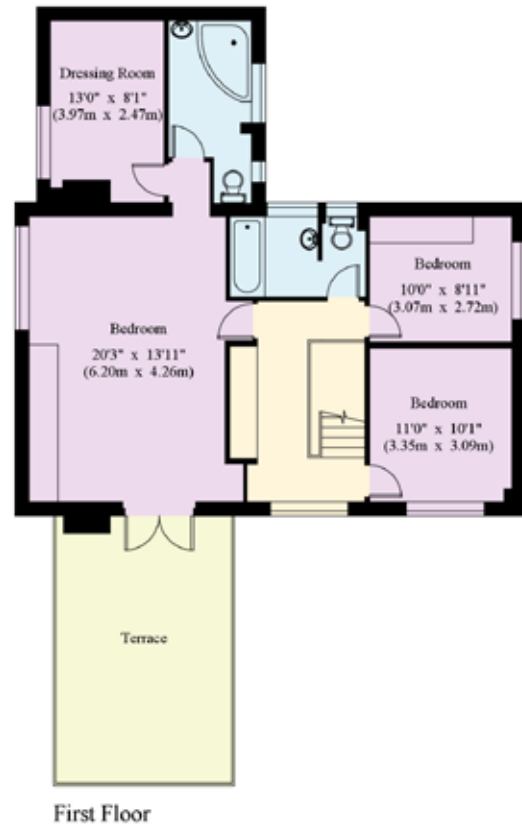
The property is situated in private Nevill Park. The mainline station is just over a mile from the house with services to London Bridge from 42 minutes. For motorists, the A21 is 3.5 miles away providing access to the M25 London orbital.

The historic High Street and Pantiles, with its famous colonnades, are both approximately one mile away, offering a variety of independent cafes, restaurants and boutiques.

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.



House - Gross Internal Area : 198.7 sq.m (2138 sq.ft.)
 Garage - Gross Internal Area : 30.7 sq.m (330 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.

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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