

ASHDOWN HOUSE

HUNGERSHALL PARK | TUNBRIDGE WELLS | KENT





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*Distances: Tunbridge Wells Station 0.6 miles, Sevenoaks 16 miles, M25 (J5) 14 miles
(All distances are approximate)*

An exquisite seven bedroom family home, finished to impeccable high standards, situated on the highly sought-after Hungershall Park, Royal Tunbridge Wells.

ACCOMMODATION

Lower Ground Floor: Cinema with bar and wine cellar | Gym | Shower room | Store room | Boiler room
Apartment with kitchen/dining/sitting room, bedroom and shower room

Ground Floor: Reception hall | Drawing room | Kitchen/breakfast/dining room | Sitting room with balcony | Utility room | WC

First Floor: Principal bedroom suite with dressing room and balcony | Guest bedroom suite with dressing room | Study

Second Floor: Four further bedrooms, two en suite | Further shower room

Garden and Grounds: Garage | Carport | Outbuilding



Viewing by appointment only.

Ashdown House is an impressive and beautifully arranged family home offering exceptional scale, versatility and elegance across five carefully planned floors. Extending to over 7,800 sq ft, with additional garaging and outbuildings, the property provides a rare combination of generous family living, sophisticated entertaining spaces and flexible accommodation.



THE PROPERTY

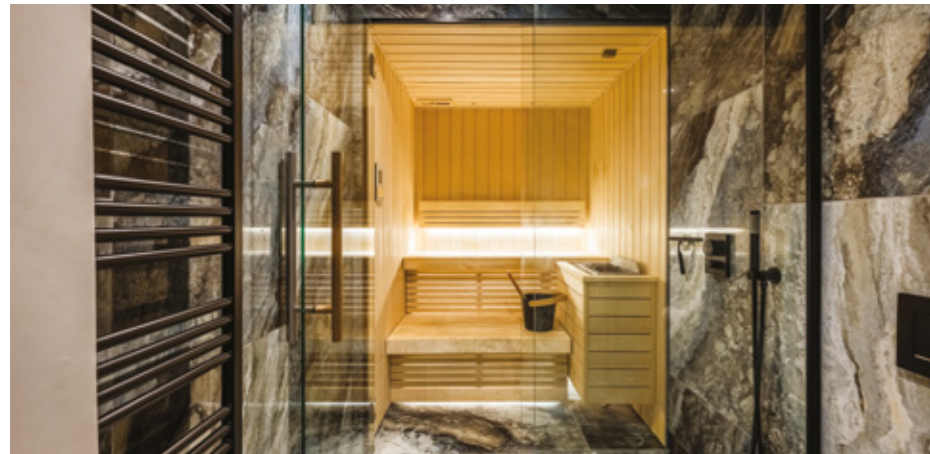
GROUND FLOOR

The house is entered through a grand reception hall, setting the tone for the generous proportions and elegant flow throughout. At its heart is an impressive open plan kitchen and dining area, ideal for everyday family life and relaxed entertaining, connecting naturally with the principal reception rooms. The sitting room offers a comfortable and versatile living space, while the distinguished drawing room provides an elegant setting enhanced by natural light and refined detailing. A spacious utility room and well-placed cloakroom complete this level.



LOWER GROUND FLOOR

Designed for leisure, wellness and flexible ancillary use, the lower ground floor includes a dedicated cinema room with bar and wine cellar, forming a superb entertainment hub. A well-equipped gym sits alongside a private sauna, creating a self-contained wellness suite. This level also provides internal and external access to a one-bedroom apartment, offering ideal accommodation for guests, extended family or staff. The apartment includes a living area, kitchen and dining space, a double bedroom, and a contemporary shower room. A storeroom and boiler room add further practicality.





FIRST FLOOR

The first floor is centred around an outstanding principal bedroom suite, featuring a spacious dressing area and a beautifully appointed en suite bathroom. A second generous suite offers its own dressing area and stylish en suite, perfect for family or guests. A well-designed study with bespoke carpentry completes this level and can also serve as a third bedroom if required.

SECOND FLOOR

The top floor provides four further bedrooms. Two benefit from en suite shower rooms, while the remaining two share a well-appointed shower room, creating a balanced and flexible upper-floor layout.

GARAGING & OUTBUILDINGS

Separate from the main house is a detached double garage, an additional carport and a garden hut with seating and a firepit.

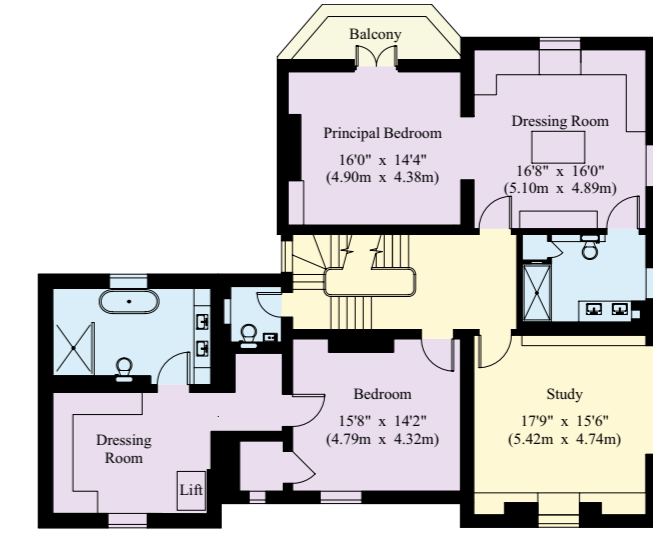
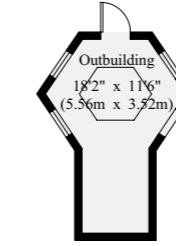




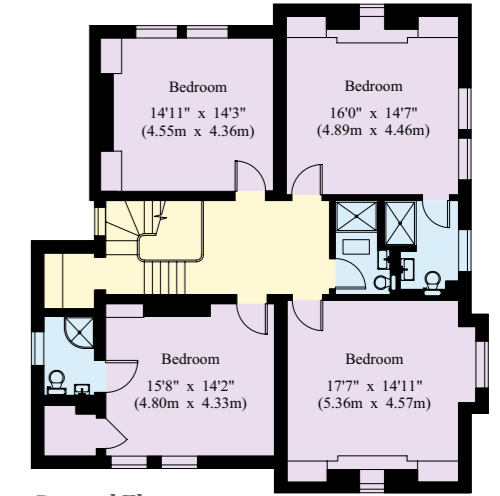
FLOOR PLAN

Approximate Gross Internal Area
 House: 679.1 sq.m (7309 sq.ft.)
 Garage: 35.2 sq.m (378 sq.ft.)
 Outbuilding: 13.6 sq.m (146 sq.ft.)

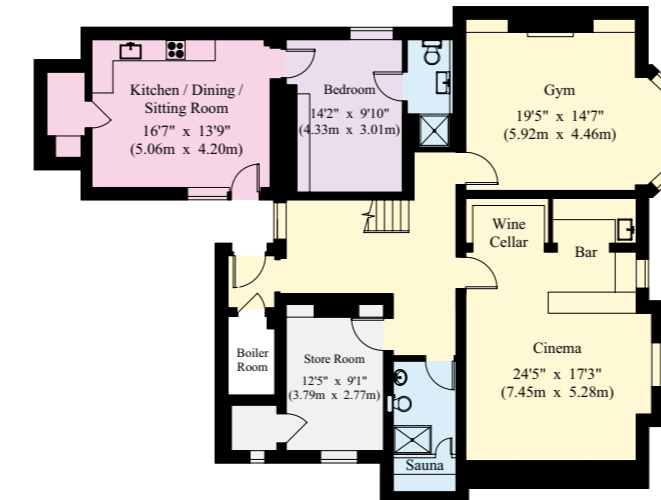
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



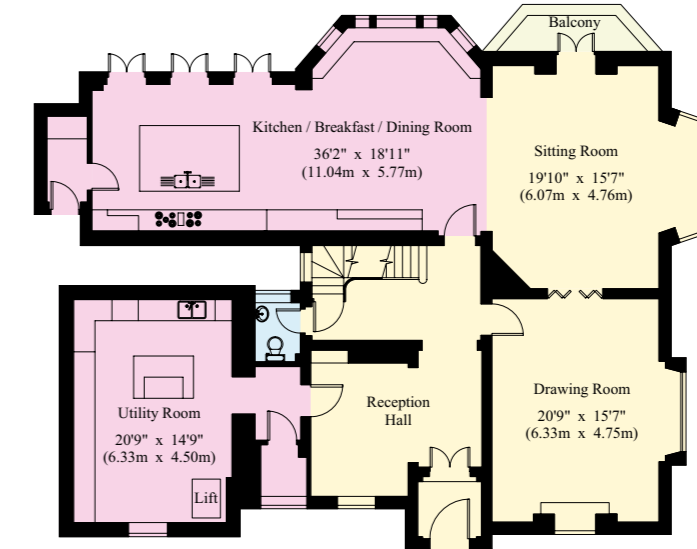
First Floor



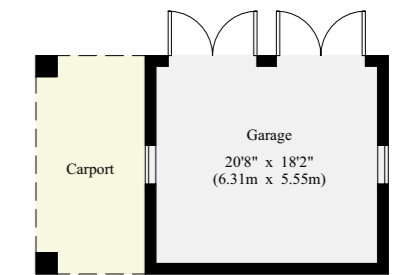
Second Floor



Lower Ground Floor



Ground Floor



Outbuildings



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

Ashdown House is approached through private gates, opening onto an immaculate resin-bonded driveway that creates an elegant sense of arrival and ample parking. The landscaped gardens combine manicured lawns, mature planting and well-arranged borders, offering year-round interest. Multiple patio and seating areas are positioned to enjoy the sun throughout the day, creating perfect spaces for outdoor dining and entertaining. A generous lawned area to the rear conceals a substantial rainwater capture system below ground, supporting sustainable garden maintenance. Drawings are already in place, subject to planning permission, for a swimming pool, pool house, outdoor studio and additional garaging, offering exciting scope for future enhancement.



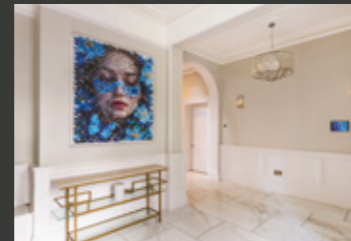


LOCATION

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 with trains running to London Charing Cross in approx 40 minutes. 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 recognized 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.

SPECIFICATION

- Hasting Developments - Vision of creating exceptional, sustainable homes that combine timeless design, quality craftsmanship, and environmental responsibility, enriching the lives of those who live in them.
- Smart Home
- Nice System throughout.
- Controlling Climate for underfloor heating
- Smart Lighting System
- Security Cameras Music System - Ground floor & Bar/cinema/entertaining room
- Kitchen - Bespoke Officine Gull, Firenza gas and induction oven.
- Cinema - Designed and installed by Kent Homes Cinemas, fitted with a Sony laser projector and a 16 speaker surround system.
- Bar - Tatanka bespoke carpentry and joinery wine storage and shelving. Australian Marble worktop.
- Gym - Designed by James Ronan Personal Training, All equipment by Primal Strength.
- Sauna - Nordic Bespoke Saunas Bedrooms & Office - All carpentry designed and handmade by Tatanka.
- Energy/Green Credentials
- The property was designed to be "off grid" for extended periods.
- All windows are double glazed, sequoia wood and fitted by RJ Joinery
- 36 solar panels, SolarEdge
- 16,000-litre rainwater capture under the rear lawn, serving the garden or could be filtered back to the house with the installation of a filter pump.



PROPERTY INFORMATION

Tenure: Freehold

EPC rating: D

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band H

Directions

Postcode: TN4 8NE

What3words: ///runs.bibs.irritated



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