



15 Sandown Grove
Tunbridge Wells | Kent | TN2 4RW





Step inside

15 Sandown Grove

Tucked away near the end of a leafy cul-de-sac on the outskirts of Tunbridge Wells is this charming four-bedroom detached family home. With its Kent ragstone chimney stack, pitched roof porch with barge boards and black and white inserts and a partially glazed oak front door, it has immediate external appeal. It nestles in the midst of a large plot and is approached via a driveway, providing off road parking, leading to the garage and bordered by a front lawn and a raised shrub and rose bed with additional carports, access to the rear garden and a pathway to the entrance.

There is a spacious hallway with a cloakroom, stairs to the first floor, a fitted storage cupboard and engineered oak flooring that continues into the open plan kitchen/dining room. This sophisticated space includes four bi-fold doors to the rear terrace in the good-sized dining area and when these are open it really feels as though you are not only bringing the outdoors inside but also doubling the overall space and makes it a delightful place to have a meal when friends and family come to dine.

The contemporary kitchen includes smart glossy black units with wood worktops housing an integrated four ring gas hob, a Kenwood double oven, fridge, dishwasher and space for additional appliances and a breakfast bar as well as a door to a carport with cupboards and storage facilities. The light and bright triple aspect sitting room features a charming fireplace with an inset cast iron log burner and a granite hearth as a central point to cosy up to on a cool winter's evening as well as a large picture window providing delightful views across the garden.

The first-floor landing includes access to the loft, a large store cupboard and access to the trendy family bathroom with a panelled bath and a separate walk-in shower as well as to four bedrooms. There are two with fitted wardrobes and the dual aspect principal bedroom with built in bedroom furniture and lovely views over the garden.

A special feature of this property is the lovely flat rear garden with its very large and attractive sandstone terrace surrounded by a dwarf brick wall where a dozen guests can enjoy a barbecue and al fresco dining. This leads to a vast lawn surrounded by wonderful specimen trees and a raised shrub bed, a separate patio seating area so you can follow the sun all day and a useful garden storage shed. But having the flat garden provides the opportunity to extend the property to provide additional accommodation if required and subject to the appropriate planning permissions.



Seller Insight

“What the owner says: We moved here in 2009 and it has been a superb home for many years. It is a very quiet and peaceful location and, because it is in a cul-de-sac very safe and secure for children and pets. Sadly, a change in circumstances mean the baton has to be passed to new owners but it will make them a wonderful family home with the opportunity to extend the accommodation if required and/or create an outbuilding as an office or entertainment facility, subject to planning.

We are only a couple of miles from the Pantiles, the town centre and the station where trains to London Bridge only take 44 minutes while we are only a stone's throw from the Pembury Road for access to the A21/M25. We are close to good schools including the well-respected Skinners Academy, a bus route and not far from the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs. There is also the indoor sports and tennis centre and a swimming pool.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the Pantiles that now offers a delightful mix of independent shops, bars and restaurants. While the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Clarendon primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Tunbridge Wells station	2.0 miles
Tonbridge	6.6 miles
Sevenoaks	12.9 miles
Dover Docks	63.8 miles
Channel Tunnel	51.6 miles
Gatwick Airport	25.6 miles
Charing Cross	40.9 miles

By Train from Tunbridge Wells:	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

Leisure Clubs & Facilities

- Tunbridge Wells Sports Centre
- Tunbridge Wells Borderers Cricket Club
- Tunbridge Wells Rugby Club
- Tunbridge Wells Croquet Club
- Tunbridge Wells Tennis Club
- Bayham Football Club
- Neville Golf Club
- Tunbridge Wells Target Shooting Club
- Tunbridge Wells Indoor Bowls Club
- Tunbridge Wells Bridge Club

Healthcare

- Lonsdale Medical Centre
- Wells Medical Centre
- Kingswood Surgery
- Grosvenor and St James
- Tunbridge Wells Hospital

Education

- Primary Schools
- Forest Park Nursery
- St James' C of E Primary
- St Peter's C of E Primary
- Hildenborough Primary
- Somerhill (independent)
- Hilden Grange Preparatory

Secondary Schools

- The Skinners' School
- Tunbridge Wells Girls Grammar
- Tunbridge Wells Boys Grammar
- Hill View School for Girls
- The Judd School (Voluntary aided)
- Tonbridge Grammar School for Girls
- Tonbridge School (Independent)

- 01892 530329
- 01892 546422
- 01892 511833
- 01892 544777
- 01622 729000

- 01892 512313
- 01892 523006
- 01982 525727
- 01732 833394
- 01732 352124
- 01732 351169

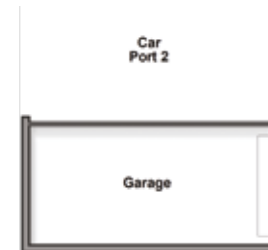
- 01892 520902
- 01892 529551
- 01732 352793
- 01732 770880
- 01732 770880
- 01732 365555

Entertainment

- Odeon Cinema complex
- Trinity Theatre
- Assembly Theatre
- Rocca Restaurant and Cocktail bar
- Thackerays
- The Ivy

Local Attractions / Landmarks

- Tonbridge Castle
- Hever Castle
- Chartwell
- Penshurst Place
- Knole House
- Hall Place Leigh
- Penshurst Place
- Knole House
- Hall Place Leigh



GROUND FLOOR

Entrance Hall	
Kitchen/dining Room	26'7 (8.11m) x 13'0 (3.97m) narrowing to 9'8 (2.95m)
Living Room	23'0 x 14'7 (7.02m x 4.45m)
Cloakroom	
Car port	26'9 x 13'4 (8.16m x 4.07m)

FIRST FLOOR

Bedroom 1	14'5 x 13'6 (4.40m x 4.12m)
Bedroom 2	14'0 x 9'10 (4.27m x 3.00m)
Bedroom 3	12'10 x 8'3 (3.91m x 2.52m)
Bedroom 4	9'4 (2.85m) x 9'4 (2.85m) narrowing to 6'5 (1.96m)
Bathroom	10'8 (3.25m) narrowing to 7'8 (2.34m) x 6'0 (1.83m)

OUTSIDE

Driveway
Car Port 2
Single Garage
Large Rear Garden

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

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