



Dunorlan Mews, Off Pembury Road  
Tunbridge Wells, Kent, TN2

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Stunning converted stables situated close to Dunorlan Park

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Entrance Hall | Kitchen/Dining/Sitting Room | Utility Room | Principal Bedroom with En Suite | Dressing/Study Mezzanine | 2/3 Further Bedrooms | Play Room/4th Bedroom | Family Shower Room | South Facing Walled Garden | Allocated Parking | Close to Dunorlan Park | Gated Development

## Offers in the region of £699,950 Freehold

### Description

A beautiful contemporary conversion of a former stable block forming part of a secluded gated development offering both light and spacious accommodation with many character features and with stunning individual design. The property has a fantastic walled south facing garden and is within a short walk (150 yards) along a private drive to the magnificent Dunorlan Park. Points of note include:

- An excellent 20ft x 19ft reception room incorporating the kitchen, with fitted floor and wall mounted units, curved granite worktops and a range of appliances, dining area and living area. The room has a high vaulted ceiling and enjoys a triple aspect with almost a wall of windows and doors opening directly onto the garden.

- A large and interesting principal bedroom with a vaulted ceiling and tall windows and door out to a private courtyard and steps up to a mezzanine study/private dressing area with bespoke storage cupboards, feature window and glass balustrade looking back down to the bedroom. There is also a luxury en suite bathroom with a large bath and separate shower.

- 2/3 further bedrooms with one currently being used as a playroom but with a very clever raised mezzanine bed making the very most of the tall ceilings and also with a door out to the garden.

- A family shower room which serves the additional

bedrooms very well and there is also a separate utility room.

### Outside

The garden spans the length of the property and other than a timber gate is entirely walled. The terrace just in front of the reception space provides a wonderful area in which to entertain and there are areas of mature planting. There are also a number of custom made timber sheds providing additional storage space. The aforementioned gate opens onto a private drive for a number of houses and leads to Dunorlan Park – a spacious and elegant park with wide grassy slopes, magnificent views to the Weald, boating lake and cafe.

To the front, the property sits behind electronically controlled wrought iron gates and has two allocated parking spaces.

### Location

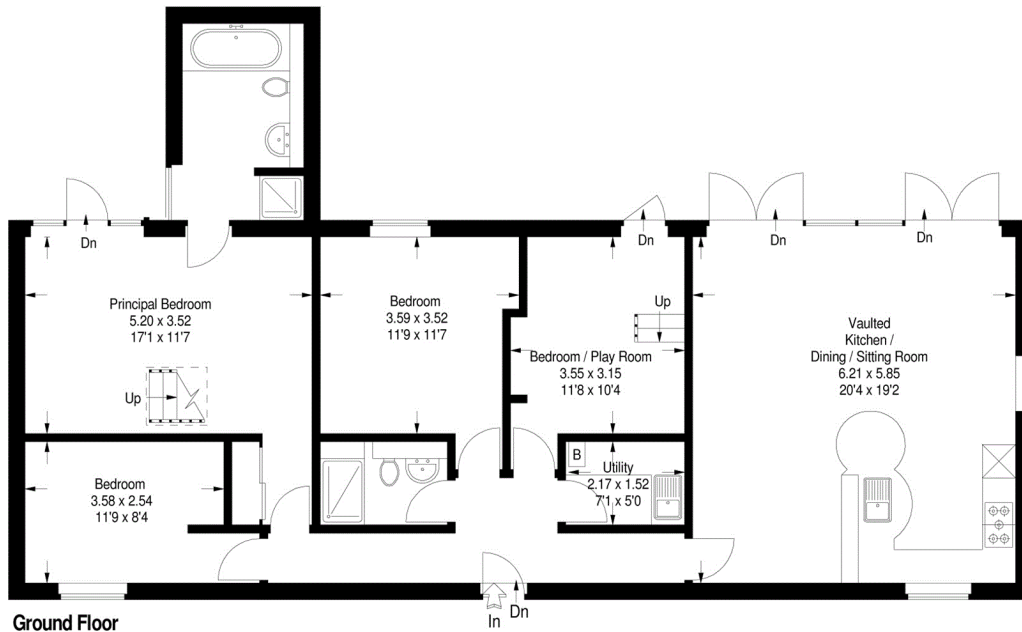
The property forms part of Dunorlan Mews, a small and select development of similar properties set off a private drive on the northern side of the beautiful Dunorlan Park. The house is about a mile from the centre of Tunbridge Wells where there are excellent shopping facilities including Royal Victoria Place which houses many major national stores. The area is renowned for its educational facilities including separate grammar schools for girls and boys, independent and private schools and St James' Primary School is just a 650m walk from the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Tunbridge Wells, Kent

Approximate Gross Internal Area =  
140 sq m / 1507 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



