

10a Hungershall Park

Tunbridge Wells, Kent



10a Hungershall Park, Tunbridge Wells, Kent, TN4 8NE

An exceptional, beautifully presented two storey apartment with a spacious, elegant interior situated in a prime location on the south west edge of town with views.

Mileages *(Distances and times are approximate)*

Tunbridge Wells Mainline Station – 1 mile (Charing Cross, London Bridge and Cannon Street 50/55 minutes); The Pantiles – 0.7 miles; High Street – 0.8 miles; The A21 for direct route to M25 – 2.9 miles; Gatwick Airport – 23.1 miles; Central London – 42.5 miles (All distances and times are approximate)

Accommodation

Entrance hall, reception hall, drawing room, dining room, library, kitchen/breakfast room, utility room, cloakroom, principal bedroom with dressing room and en suite, further 4/5 bedrooms (1 with en suite), family bathroom, outdoor terrace, gas fired central heating, garage with full height mezzanine storage area above.

Outside

The south and west facing terrace which forms the entrance to the apartment on the first floor provides a delightful paved sitting area with metal railings and stairs down to the entrance drive.

The drive has access to a garage with store and parking space.



Description

This fine apartment is a major part of this substantial Victoria house dating from the mid 1800's. The spacious, beautifully presented interior is well laid out over two floors. The apartment is beautifully presented throughout in a contemporary style retaining its original character features such as high ceilings, moulded cornices, fireplaces, sash windows, picture rails and deep skirting boards. Throughout the apartment there are many notable features some of which include the following:

The apartment is approached to its own entrance by a single flight of stairs to a private first floor terrace leading to a glazed porch with a front door to the entrance hall with its oak flooring and door to the spacious reception hall. There is an elegant, well-proportioned drawing room with a delightful Stovax wood burning stove with a marble surround and mantel and two large arched sash windows which enjoy southerly views. The dining room also has an attractive fireplace with marble surround and mantel and further sash windows with the southerly views. The excellent library again a well-proportioned room, has a range of fitted, variable height book and display shelves with carved arches matching the two large sash windows, recessed raised open fire with fitted Jetmaster grate with granite surround and hearth. The impressive large kitchen/breakfast room superbly fitted and equipped with a Schmidt kitchen incorporating long Corian work surfaces and innovative storage space and integrated appliances including a Neff five ring gas hob with wide extractor hood over, Neff microwave, combination oven, electric oven, integrated fridge, dishwasher and freezer. There is a spacious breakfast/dining area with large window and shutters. There is also a utility room with storage cupboards and gas fired boiler for central heating and domestic hot water, space and plumbing for washing machine and tumble drier. Adjoining is a bedroom or further reception room. From the side hall there is a cloakroom. On the second floor the principal bedroom has a feature fireplace, steps up to the dressing area with an extensive range of wardrobe cupboards with hanging and shelf space and



drawer unit. Part glazed double doors lead to the beautifully fitted luxury en suite bathroom with part 'crocodile style' tiled feature wall and eaves storage cupboard. The guest bedroom suite also has a feature fireplace, fitted part mirror fronted double wardrobe cupboard, steps lead to part glazed double doors opening to the en suite bathroom.

There are 2 further bedrooms one with feature fireplace. Both these bedrooms are served by a well fitted family bathroom.

Situation

Hungershall Park is within a Conservation Area and from the property there are views to the front over fields to Nevill Park and to the rear over the town towards St Marks Church. Within easy reach, in the southern part of town, are – the famous Pantiles where there are restaurants, boutiques, shops and pubs and further on a Sainsbury's Superstore – the High Street for further shops and restaurants, and the main line railway station. In the town centre there are excellent shopping facilities particularly at the Royal Victoria Place shopping centre for many major national stores and a wide variety of individual shops. Recreational amenities in the town include sports and leisure centres, a cinema complex, theatres, two golf courses and tennis and golf clubs etc. In the town there are well known schools for children of all ages including separate grammar schools for girls and boys and independent schools.

Directions

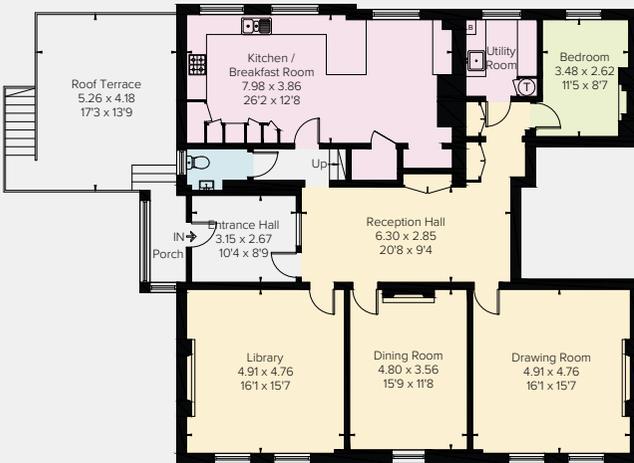
From our office in London Road, A26, proceed south to the first mini roundabout, continue on the A26 to the second mini roundabout and turn right into Major Yorks Road. Take the first turning on the left into Hungershall Park and 10A will be found on the left just before the road bears to the left. The entrance to the apartment is on the right hand side of the building.



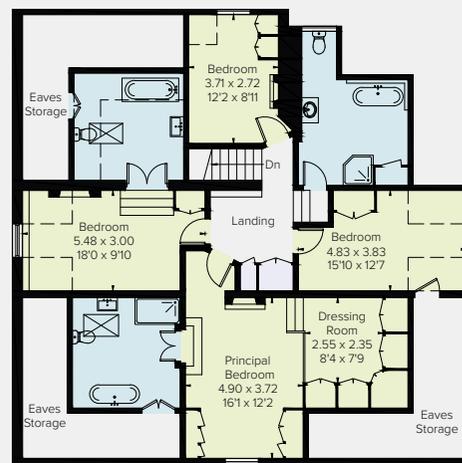


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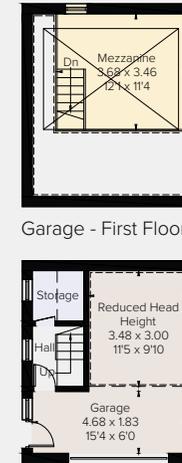
Approximate gross internal area. Main house = 3,366 sq ft / 312.7 sq m (excluding eaves storage),
Garage = 565 sq ft / 52.5 sq m, Total = 3,931 sq ft / 365.2 sq m



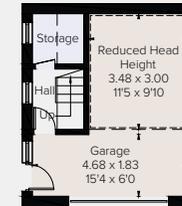
First Floor



Second Floor



Garage - First Floor



Garage - Ground Floor

☐ Reduced head height below 1.5m

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.

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