

1 Claremont Road, Tunbridge Wells





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Substantial Period 4-Bedroom Home in Sought After Village Location

Accommodation Summary

- End of terrace Victorian house
 - 4 double bedrooms
 - Kitchen/breakfast room
 - 2 reception rooms
- Large cellar with utility space
 - Garage
 - Period features
 - Courtyard garden
- Development opportunities
- Claremont School catchment area



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This stunning period property with original features and development opportunity sits majestically on the corner of Grove Hill and Claremont Road.

Vividly immortalised by the author John Cobb in his 'Still Life, Sketches from a Tunbridge Wells Childhood' as 'The big house on the corner', this home certainly does not disappoint.

Being a stone's throw from the vibrant Pantilles and within walking distance of the town centre, Grove Park, the outstanding Claremont Primary School and the mainline railway station, this home is perfectly placed for all your family needs.

It's cream painted brick exterior reaches skyward while mature plants and hedging screen it from the road. Brick pillars and steps lead you up to its canopied wooden door at the side of the house which opens into a spacious hallway with rooms running off it on both sides.

First on the left is the front aspect reception room which is flooded with light from its pretty bay window showcasing its Victorian proportions and features. French doors lead onto the courtyard garden and a period fireplace with stunning original marble mantelpiece adds character and charm to the room.

Across the hallway, the second reception room being next door to the kitchen is a perfect dining room for cosy family evenings in and is large enough to double as a play room for children during the day.

At the rear the kitchen/breakfast room's double aspect windows bring in lots of natural light with a part glazed door out to the courtyard behind. There is an abundance of wooden cabinetry and plenty of room for a table and chairs.

Down a flight of stairs is the large tanked cellar whose lobby entrance makes a perfect utility space.

Climbing the stairs to the first and second floors, there are four double bedrooms all generously sized with exciting development potential and fantastic roof top views. Shower rooms on the first and second floors complete the house.

Outside the front courtyard garden is screened from the road by mature hedging and its block brick paving provides the perfect spot for a variety of colourful pots. Other external spaces to the front and rear of the kitchen with front street access would be a great space for growing herbs.

This house gives you a fantastic opportunity to modernise it to suit your own taste and needs. It also has huge potential to create the perfect home for a young family. A must see!

Part opaque glazed entrance door with glazed top light panel above, which opens to:

Inner lobby with stairs up to part glazed door into:

Entrance hall with wooden flooring and under floor heating, under stairs storage cupboard, stairs up to first and second floors, radiator and doors opening to:





Living Room: 17'7 x 11'8" side aspect sash window, front aspect sash bay windows with part glazed French doors opening onto the courtyard terrace, wooden flooring, period fireplace with tiled hearth, tiled surround and marble mantelpiece and radiator. The room is a wonderfully light and airy space, perfect for relaxing in.

Dining Room: 13'5 x 11'4" side aspect sash bay windows, period fireplace with slate hearth, tiled surround and period mantelpiece, wooden flooring, radiator and door into:

Kitchen/breakfast room: 14'11 x 11'10" rear and side aspect sash windows, Velux ceiling window, part glazed rear aspect door into courtyard with street access, wooden flooring and under floor heating, part tiled walls, open recess in hearth with space for fridge/freezer and radiator. The kitchen has plenty of worktop space and a good selection of wooden eye and base level units. There is an integrated double oven, a 4-ring gas hob, 1 ½ bowl stainless steel sink with drainer and mixer tap over and plenty of room for a table and chairs.

Stairs down to lower ground floor to:

Utility Room: with laminate flooring, space and plumbing for appliances and opening into:

Cellar: front aspect double glazed windows, laminate flooring, radiator and butler sink with wall mounted taps.

Stairs up to first floor landing with rear aspect sash window, eaves storage cupboard, radiator and door into:

Shower Room 1: side and rear aspect opaque sash windows, walk in double shower cubicle with glass screen, hand held shower attachment and rainwater shower head, pedestal wash basin, low level WC, tiled flooring, part tiled walls and radiator.

Bedroom 3: 11'8 x 10'4" side aspect sash window, wooden flooring, period fireplace with tiled hearth, fitted cupboard and radiator.

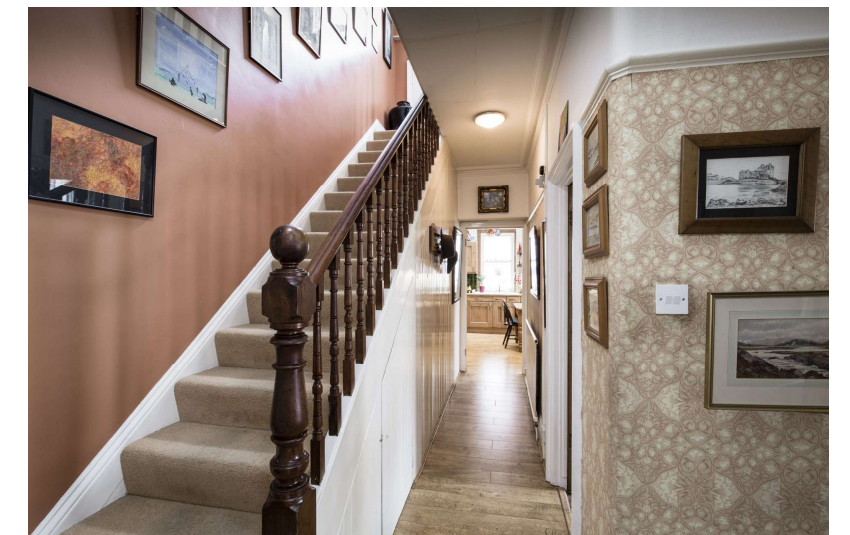
Bedroom 1: 17'7 x 12' side aspect sash window, front aspect sash bay window, fitted alcove wardrobe with hanging rail, wooden flooring and radiators.

Stairs up to second floor landing with rear aspect sash window, fitted cupboard with shelving, radiator and doors to:

Shower Room 2: rear aspect sash window, walk in shower cubicle with wall mounted shower, pedestal wash basin, low level WC, tiled flooring, part tiled walls and heated towel rail.

Bedroom 4: 11'8 x 10'3" side aspect sash window, wooden flooring, fitted cupboard, period fireplace with slate hearth, ceiling loft hatch and radiator.

Bedroom 2: 17'7 x 11'4" front aspect sash window, period fireplace and radiator.

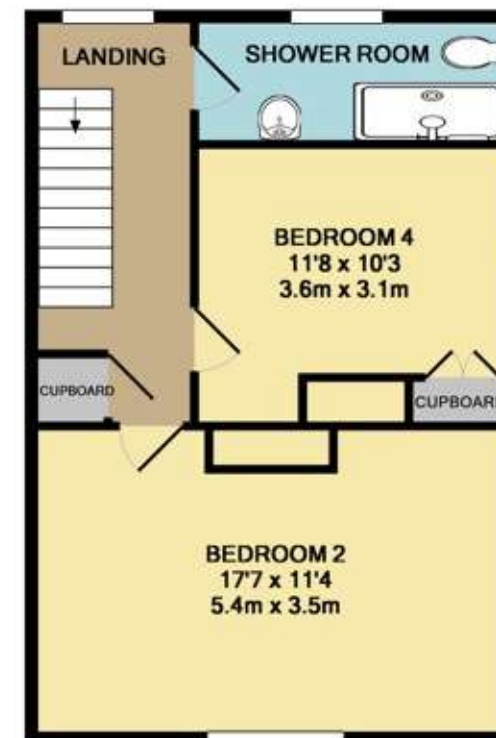




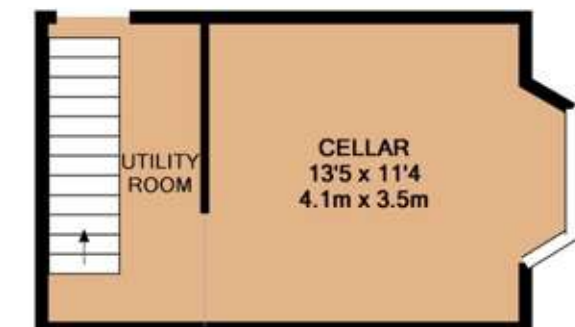
GROUND FLOOR
APPROX. FLOOR
AREA 654 SQ.FT.
(60.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.0 SQ.M.)



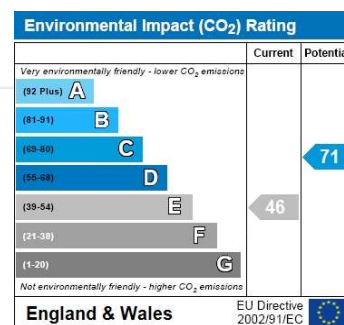
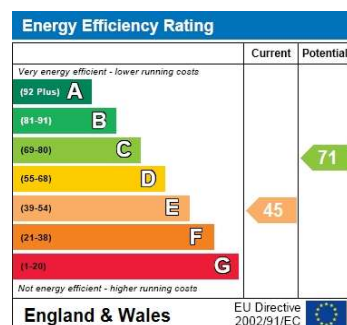
2ND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(43.0 SQ.M.)

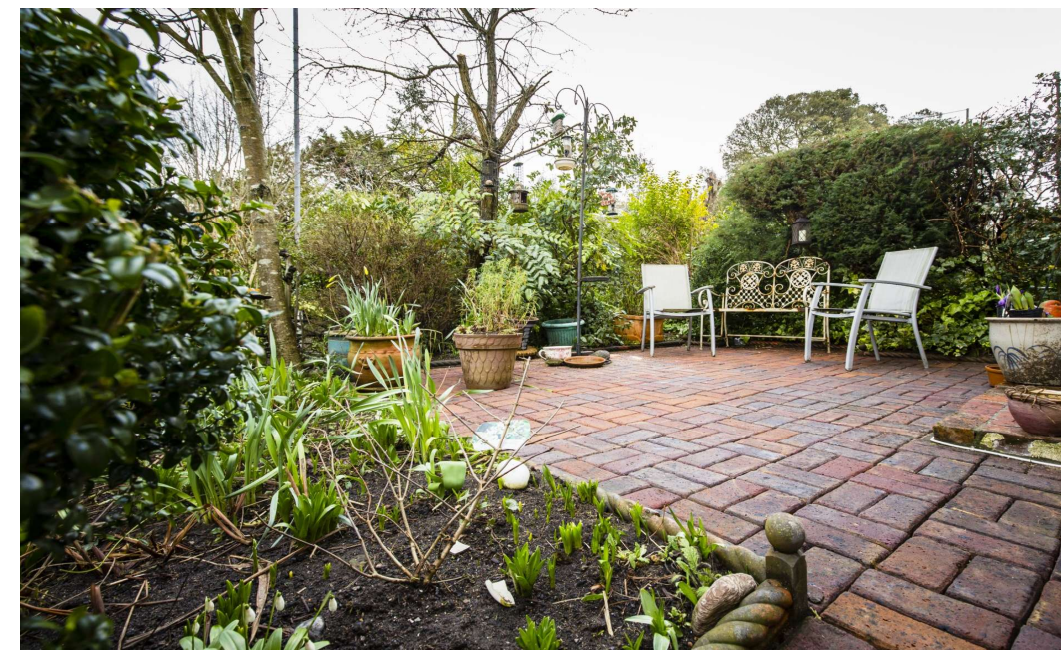


BASEMENT LEVEL
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1821 SQ.FT. (169.2 SQ.M.)
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Outside: To the front and side there is hedging, shrubs and trees screening the house from the road above a low brick wall which wraps around the perimeter of the property with white iron railings above to the front right-hand side. Open brick columns with brick steps lead you up to the front entrance door. A further iron gate to the right side leads you up brick steps to a wooden gate with a walled block brick courtyard behind, accessed also from the kitchen. Outside the front of the kitchen to the right of the entrance door is a block brick terrace screened from the road by railings and mature shrubs and hedging. An additional larger block brick terrace sits to the front of the property accessed directly from the living room. It is screened for privacy by mature plants, hedging and trees and is perfect for a table and chairs with stocked flower beds to the sides.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£1,992) / EPC: E (45)

AREA INFORMATION: Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Claremont, St James C of E, and The Mead School sit alongside the highly regarded and sought-after girls' and boys' secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Grove Park, Calverly Grounds, Grosvenor & Hilbert and Dunorlan Parks, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





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