

The Gables, London Road, Tunbridge Wells





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Substantial Elegant 4-Bedroom Family Home

Accommodation Summary

- Double fronted detached house
- 4 double bedrooms, 2 en-suite
 - Elegant sitting room
 - Spacious family room
 - Large study
 - Stylish kitchen/dining room
- Driveway with off street parking for several cars
 - Garage
- Rear garden stretching to approximately 160ft
 - Sought after area



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Set back from the road behind boundary walls and high hedging this beautifully presented detached family home stands proud.

A smart graveled driveway providing off street parking for several cars with a single garage sat neatly to the side, leads you up to the impressive part glazed vestibule porch.

On entering, you are immediately struck by the home's incredible sense of light and space which has been further complimented by the owners' eye for detail. Each room is beautifully decorated in neutral shades of the Farrow and Ball colour palette delivering tranquillity and elegance in equal measure.

The entrance hallway, with a useful guest cloakroom, is bright and immaculate with the light flooding through its front windows bouncing off its limestone flooring.

The double aspect sitting room to the left is effortlessly elegant, its double-sided wood burning stove adding warmth and character in the colder months.

Behind and linked by its open fireplace is the study which is large enough to double as a home gym. Rear aspect French doors bring restful views of the garden in as you work.

Across the hallway is the family room which has its own classic fireplace and plenty of room for large sofas making the space perfect for family living and entertaining.

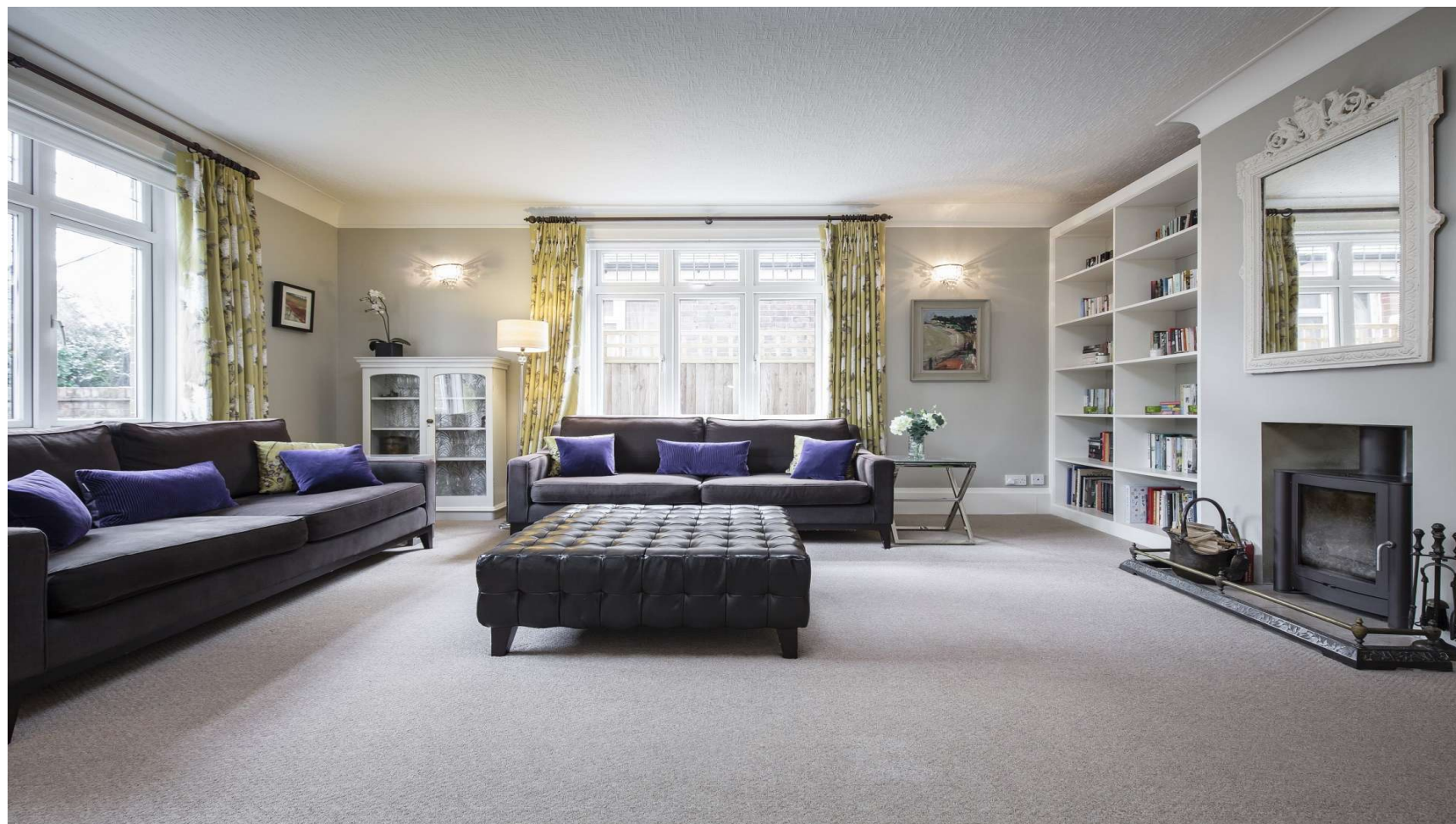
The well-designed kitchen at the rear offers an abundance of painted and wooden cabinetry, composite counter space and integrated appliances including an AGA oven, dishwasher and microwave. A well-defined dining space at the rear surrounded by useful bespoke cabinetry enjoys garden views from its French windows opening out onto the terrace.

Light streams onto the central staircase from a mid-landing window drawing you up to the first floor's family bathroom and four immaculate bedrooms, three of which are generous doubles.

Straight ahead the master bedroom delivers luxury with a fitted wardrobe and a large en-suite bathroom. The second bedroom also enjoys an en-suite bathroom and an open recessed dressing area. The other two bedrooms are beautifully presented, spacious and light while a fresh family bathroom and separate cloakroom complete the floor.

Outside the large garden is laid mainly to lawn with a generous paved terrace with wooden pergola perfect for alfresco dining sitting at the rear of the house. It is fully enclosed offering a safe sanctuary for kids and dogs and a single garage and two wooden sheds deliver great storage space.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. A must see!





Part glazed front and side aspect double glazed vestibule porch with tiled flooring, plenty of space for coats, shoes and muddy boots and part glazed entrance door which opens to:

Entrance hall: with front aspect leaded windows, limestone flooring, under stairs storage cupboard, radiator and doors to:

Cloakroom: rear aspect opaque double glazed window, concealed cistern WC, wall hung slimline vanity unit with hand wash basin with mixer tap over and cupboard under, tiled walls and flooring and heated towel rail.

Sitting Room: 18'3 x 14'5 part leaded front and side aspect double glazed windows, double sided fireplace with wood burning stove and tiled hearth, bespoke alcove book shelves and radiator.

Study: 14'5 x 10'11 part leaded side aspect double glazed windows, rear aspect French windows with part leaded windows over opening onto the terrace, double sided fireplace with wood burning stove and tiled hearth, bespoke alcove fitted cupboard with shelving above and radiator.

Family Room: 16'8 x 13'11 part leaded front aspect double glazed windows, fireplace with cast iron insert, stone hearth and painted mantle and radiator.

Kitchen/Dining Room: 24'10 x 10'11 part leaded rear and side aspect double glazed windows, rear aspect French doors onto the terrace, fitted microwave oven, white AGA oven, 1 ½ bowl sink with mixer tap over and drainer, integrated dishwasher, space for American style fridge/freezer,

space and plumbing for washing machine and tumble dryer, limestone flooring and radiator. The kitchen has plenty of composite worktop space and a good selection of bespoke solid wood and painted eye and base level units with open shelving, pull out larder cupboards, pull out bin and pan drawers.

Stairs up to first floor landing with rear aspect double glazed mid landing window, radiator and doors to:

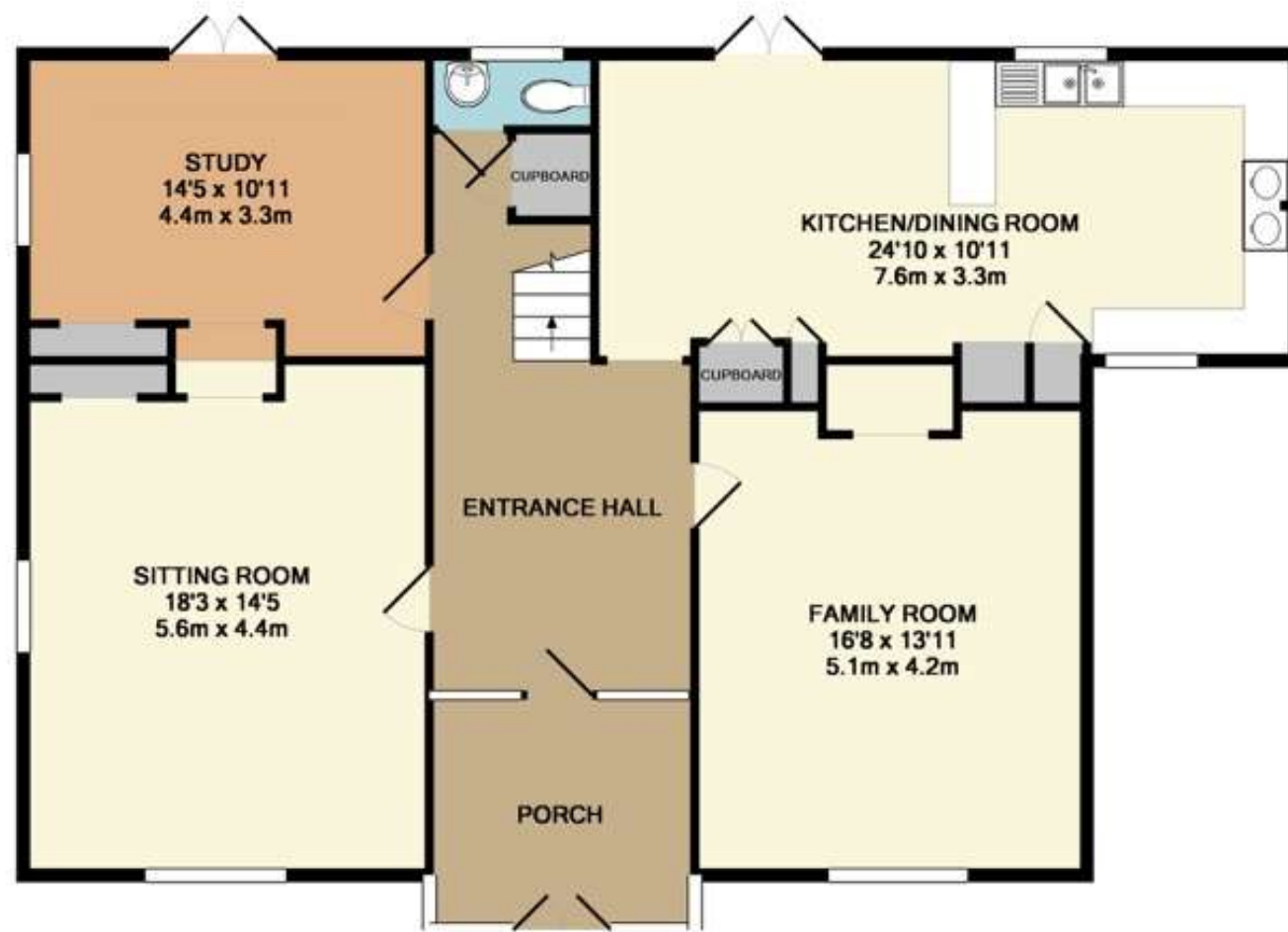
Bedroom 1/Master Bedroom: 18'3 x 14'5 part leaded front and side aspect double glazed windows, fitted double wardrobe with internal hanging rails and shelving, radiator and door to:

En-suite bathroom: part leaded front aspect double glazed windows, low level WC, shower enclosure with wall mounted shower, panel enclosed bath with mixer tap, pedestal hand wash basin with mixer tap, part tiled walls, tiled flooring and heated towel rail.

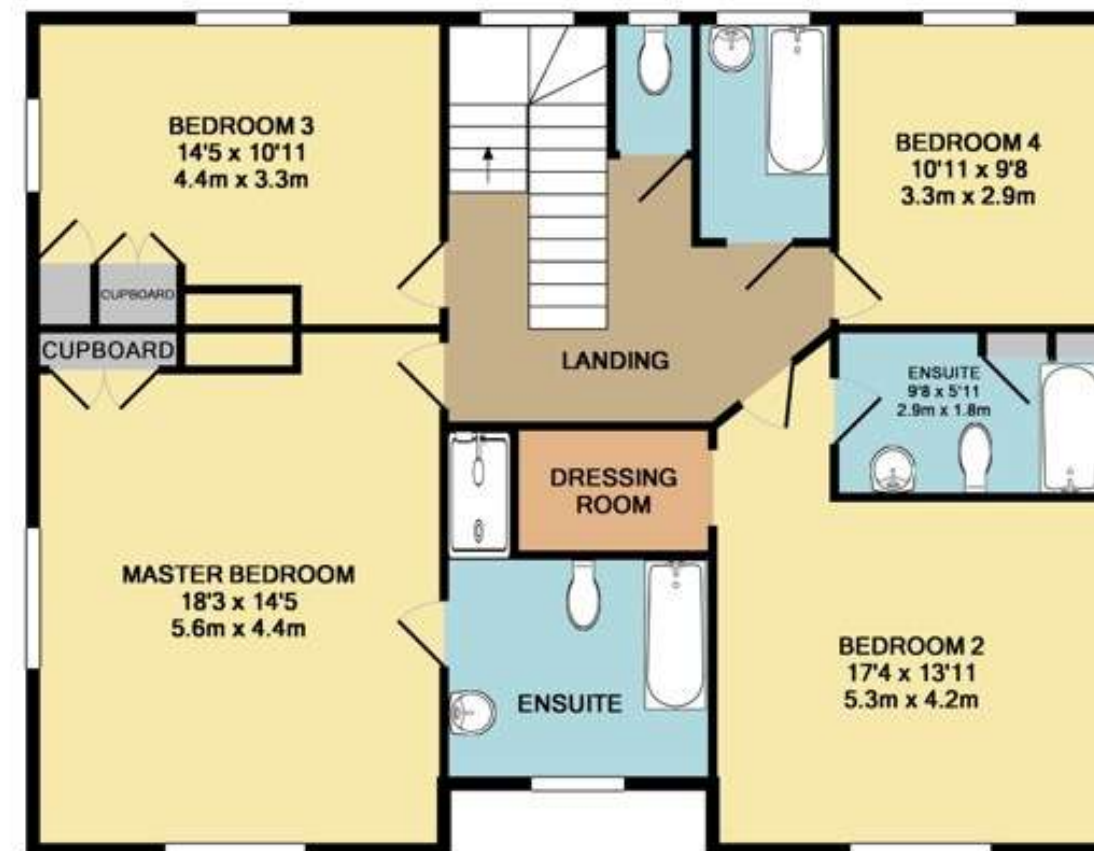
Bedroom 2: 17'4 x 13'11 part leaded front aspect double glazed windows, walk in dressing area with loft ceiling access hatch, radiator and door to:

En-suite bathroom: opaque double glazed side aspect window, low level WC, panel enclosed bath with wall mounted shower, mixer tap and folding glass shower screen, pedestal hand wash basin with mixer tap, part tiled walls, tiled flooring, heated towel rail and fitted cupboards housing the water cylinder with shelving for linen.





GROUND FLOOR
APPROX. FLOOR
AREA 1199 SQ. FT.
(111.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1079 SQ. FT.
(100.2 SQ. M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 170 SQ. FT.
(15.8 SQ. M.)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	65
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
51	59
England & Wales	
EU Directive 2002/91/EC	



Bedroom 3: 14'5 x 10'11 part leaded side and rear aspect double glazed windows, fitted wardrobe with internal hanging rails and shelving and radiator.

Bedroom 4: 10'11 x 9'8 part leaded rear aspect double glazed window and radiator.

Bathroom: part leaded opaque rear aspect windows, panel enclosed bath with mixer tap, pedestal hand wash basin with mixer tap, low level WC, part tiled walls, tiled flooring and radiator.

Cloakroom: rear aspect opaque double glazed window, low level WC and tiled flooring.

Outside: The house is approached via a graveled driveway with parking for several cars that front the single garage that has lighting and electricity and front and rear access doors. A low brick wall with fencing above and mature hedging and shrubs screen the house from the road with a mix of brick wall, fencing and shrubs and trees to the side perimeters with some lawn area behind. A stone pathway winds in front of the sitting room with a wooden gate to the side giving rear garden access and an additional wooden gate to the side of the garage giving further rear garden access. The beautiful rear garden is laid mainly to lawn sweeping down to the end of the garden and stretching to approximately 160ft with two wooden sheds at the rear. A variety of trees and mature perimeter shrubs and flower beds edge the lawn with close boarded wooden fencing at all perimeters. A large paved terrace sits behind the house perfect for alfresco dining with a wooden pergola for shade and a hot tub for enjoyment. There is street access from both sides accessed through wooden gates.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,716)

EPC: D (56)



