

175 Sandhurst Road, Tunbridge Wells





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Substantial, Perfectly Located 5-Bedroom Detached House

Accommodation Summary

- Detached house
 - 5 bedrooms
 - 3 reception rooms
- Large kitchen/family room
 - Separate utility room
 - 2 bathrooms
- Detached double garage
 - Off street parking
- 0.5 miles from High Brooms mainline station



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Screened from the road by a high hedge, a smart gravelled driveway welcomes you up to this family friendly home, perfectly located for commuters with its short stroll to the mainline station.

A detached double garage sits neatly to the side of the house while a pretty garden wraps around the house, giving you plenty of space to play and entertain in.

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

Immediately on the right is the well-designed kitchen with an abundance of warm wooden cabinetry, granite and wooden counter space and integrated appliances including double ovens, grill, Bosch microwave and dishwasher. A central island with a second sink and pan drawers is a cook's dream while a breakfast bar gives you plenty of space to enjoy your morning coffee.

At the rear of the kitchen is the family room which has plenty of room for a large sofa to delight in the garden views from its dual aspect windows. Its French doors extend the living space onto the decking into the warmer months where you can watch the sun go down whilst reclining on the custom built wooden bench.

Off the kitchen is a separate utility space that provides housing for appliances and plenty of room for coats and muddy boots.

On the other side of the hallway is the dining room with a beautiful bay window and a gas fire to add character and charm to any dining experience.

At the rear is the home office while glazed doors to the side open into the living room which is triple aspect and wonderfully bright. There is plenty of room for large family sofas making the space perfect for family living and entertaining.

Climbing the carpeted stairs to the split landing you reach five immaculate bedrooms, four of which are large doubles. The master bedroom has a wall of fitted wardrobes and all are beautifully presented, spacious and light.

A modern family bathroom and a luxurious shower room complete the floor.

Outside the landscaped garden is laid mainly to lawn with a large paved terrace perfect for alfresco dining at the rear of the sitting room and a bespoke decked seating area behind the kitchen/family room. A detached double garage delivers great storage space for cars, bikes and garden equipment.

This fantastic home enjoys open countryside on its doorstep whilst being a stone's throw from easy access to fast rail connections to central London and the vibrant café culture of the Pantiles. It is also in the catchment area for many of the first-class schools on its doorstep, including the prestigious Tunbridge Wells grammar schools, making it the perfect home for families with professional needs. A must see!

Wooden Entrance Door, which opens to:

Entrance hall: with front aspect opaque windows with bars, wooden effect laminate flooring, storage cupboard housing the fuse box, under stairs storage cupboard, radiator and doors to:

Cloakroom: low level WC, corner pedestal wash hand basin with mixer tap, wooden effect laminate flooring and extractor fan.



Kitchen/Family Room: 24'7 x 12'2' front aspect double glazed windows, bowl and a quarter sink with drainer and mixer tap over, fitted Bosch microwave, fitted electric side by side double oven in tall housing unit, electric induction hob with extractor fan, space for American style fridge/freezer, integrated dishwasher, wooden effect laminate flooring and radiator. The kitchen has plenty of granite topped worktop space, a wooden topped island with pan drawers under and a sink with mixer tap, a breakfast bar and a good selection of wooden eye and base level units with some open shelving. The kitchen opens into the family room which has side and rear aspect double glazed windows with bars, French doors opening onto the decked terrace behind, fitted cupboards and a door opening into:

Utility Room: 14'4 x 12'10' rear aspect double glazed windows, tall and base unit fitted cupboards with counter top, space and plumbing for appliances, wooden effect flooring, radiator, wall hung Worcester boiler and space for coats and shoes.

Dining room: 14'9 x 10'10' front aspect double glazed bay window, fireplace with gas effect fire, marble hearth and surround and wooden mantle, radiator and opening to:

Study: 9'10 x 8'6' rear aspect double glazed window and radiator.

Sitting room: 19' x 11'10' front, side and rear aspect double glazed windows, French doors opening onto garden terrace, ceiling loft access hatch with pull down ladder and radiator.

Stairs up to first floor split landing with two ceiling loft hatches and doors to:

Bedroom 1: 15' x 10'11' front aspect double glazed window, wall width of fitted wardrobes with integral hanging rails and shelving, fitted cupboard with shelf and radiator.

Bedroom 2: 12'3 x 9'9' side aspect double glazed window with bars, front aspect double glazed window, wooden effect laminate flooring and radiator.

Bedroom 3: 12'3 x 9'2' rear and side aspect double glazed windows with bars, wooden effect laminate flooring and radiator.

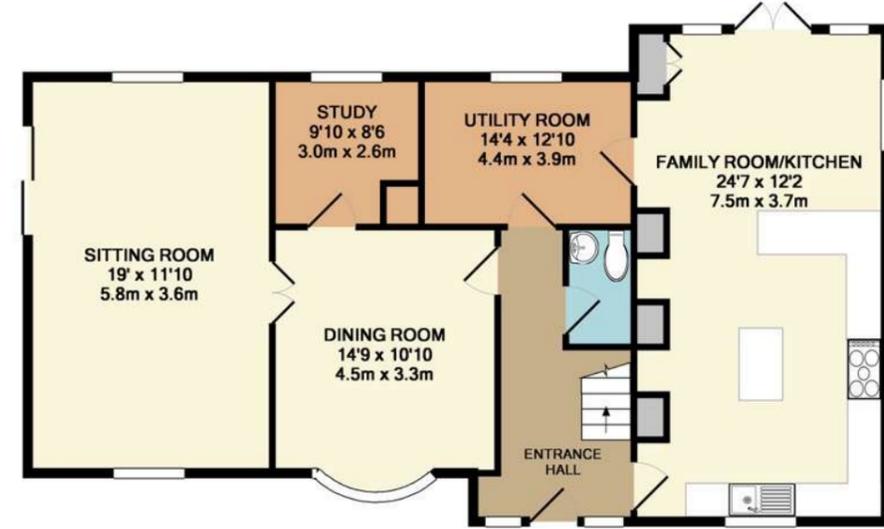
Bathroom: rear aspect double glazed opaque window, tiled panel enclosed bath with wall mounted mixer tap and hand held shower attachment, tiled vanity unit with cupboard under and hand wash basin with mixer tap over, concealed cistern WC, heated towel rail, tiled walls and wooden effect laminate flooring.

Bedroom 4: 15' x 9' rear aspect double glazed window, cupboard with shelving and radiator.

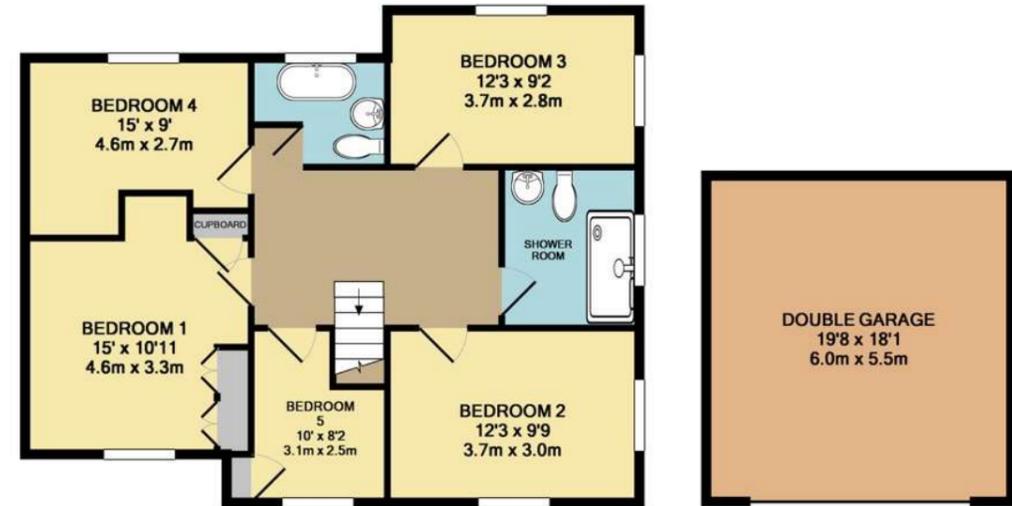
Bedroom 5: 10' x 8'2' front aspect double glazed window, cupboard with hanging rail and radiator.

Shower Room: side aspect double glazed opaque window, tiled walk in shower cubicle with wall mounted shower attachment and rainwater shower head, concealed cistern WC, tiled vanity unit with hand basin wash basin and mixer tap over and cupboard under, tiled walls, heated towel rail and wooden effect laminate flooring.





GROUND FLOOR



1ST FLOOR

ENTRANCE FLOOR

TOTAL APPROX. FLOOR AREA 1942 SQ.FT. (180.4 SQ.M.)
Made with Metropix ©2018

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		59	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		53	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Outside: The house is approached via a graveled driveway with parking for several cars that front the detached double garage that has lighting and electricity and up and over doors to the front with open access to the rear garden to the side. A hedge screens the house from the road and to the side with a lawned area wrapping round the front, side and rear of the house and a close boarded fence to the rear. A variety of mature shrubs edge the lawn. A paved terrace leads from the front to behind the sitting room and continues to the rear of the house where it meets a decked area with wooden seating bench. The decked area continues down to the back and side of the garage where it meets the graveled driveway. There is plenty of space for tables and chairs for alfresco dining or children's play equipment.

General:

Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band E (£1,992)
 EPC: D(59)

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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis. Excellent local primary schools such as St Matthew's and St John's Primary Schools sit alongside the highly regarded and sought after girls' and boys' 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 Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex. With its two stations, High Brooms which is only 0.5 miles from the house and Tunbridge Wells, 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.





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