

3 Beltring Road, Tunbridge Wells





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Beautiful Spacious 5-Bedroom Period House

Accommodation Summary

- Terraced house
- 5 bedrooms
- Large living room
- Kitchen/dining room
- Bathroom and shower room
- Garden
- Period features
- Sought after St John's location
- 1.2 miles from Tunbridge Wells mainline station
- Close to excellent schools



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This substantial period house is on a residential road hugely popular with families and professionals alike, as it is in walking distance of excellent schools, local amenities and superb transport links. It is also a stone's throw from a sought-after park and the town centre's shops and restaurants.

It is beautifully styled and oozes Victorian charm and period architectural detailing whilst delivering a family friendly contemporary style of living. A smart exterior of beautiful bay windows, arched porch and walled front garden welcomes you inside its large hallway, brightened by the door's pretty decorative glazing.

The open plan living room on the right of the house is bright and spacious with a deep front aspect bay window flooding the room with sunshine. An exposed brick chimney breast houses the wood burning stove and the painted wooden floorboards stretch to the rear, where French windows open into the garden. It is a very welcoming and graceful room with plenty of space for relaxing and entertaining.

Along the hallway at the back is the stylish kitchen/dining room which has room for a table and chairs in front of the French windows, giving you garden views as you dine. A mix of granite, wood and stainless steel work tops and breakfast bar adds unique character. With space for a large range oven, integrated Bosch dishwasher and room for additional appliances, it is a cook's dream.

Climbing the stairs lit with tread lights up to the first floor's wide landing, there are three bedrooms, all of which are large doubles with graceful proportions that give a very tranquil feeling.

The master bedroom has two windows, one a deep bay, and a wall of fitted wardrobes.

Across the landing is the spacious family bathroom with a double shower cubicle and a stunning copper double ended roll top bath tub with floor mounted mixer tap.

Up a further flight of stairs to the second floor are a shower room and two further large bright double bedrooms. Both bedrooms benefit from eaves storage spaces and the one at the rear could double as a second reception room or a home office.

This handsome period home has a pretty rear paved courtyard garden, wooden pergola and walled perimeters on all sides making it a safe sanctuary for children and pets. A wooden shed provides storage while a wooden gate to the rear provides street access for bins.

This perfect family home in a sought after location in the catchment area for all the first-class schools, is a must see!





Brick arched storm porch with tiled step, part opaque patterned stained glass entrance door with opaque patterned glazed top light, which opens to:

Entrance Hallway: space for coats and shoes, under stairs storage cupboards, painted wooden flooring, radiator in radiator cover and doors opening into:

Living Room: 12`11 x 25`3 front aspect bay window with secondary glazing, rear aspect French windows opening into the garden, exposed brick chimney breast with wood burning stove, painted wooden flooring and radiators.

Kitchen/Dining Room: 10`6 x 22`3 side aspect double glazed windows and rear aspect French windows opening into the garden. The kitchen has wooden effect eye and base level units, part glazed, glass wall shelving, a mix of granite, stainless steel and wooden work tops, butler sink with pull out mixer spray tap, space for large range oven with coloured glass splash back behind, space for wine fridge, space for fridge/freezer, integrated Bosch dishwasher, tiled splash back, painted wooden flooring and radiator in decorative cover. There is a granite topped breakfast bar with space for three bar stools and room at the rear for a table and chairs.

Stairs, with lighting on treads, up to first floor landing with painted wooden flooring and doors opening into:

Bedroom 3: 10`6 x 10`6 rear aspect double glazed window overlooking the garden, wooden effect flooring and radiator.

Bathroom: side aspect opaque windows, copper double ended roll top bath tub with floor mounted mixer tap and hand held shower attachment, double glazed shower cubicle with rainwater shower head and wall mounted fixings, glass wash hand basin with mixer tap, storage cupboard housing the water cylinder and boiler with shelving for linen, low level WC, tiled flooring, part tiled walls and heated towel rail.

Bedroom 2: 10`11 x 11`1 rear aspect double glazed window, fitted cupboard with shelving, radiator in radiator cover and painted wooden flooring.

Bedroom 1/Master Bedroom: 15`3 x 14`1 front aspect bay window with secondary glazing, front aspect window with secondary glazing, wall of fitted wardrobes with sliding doors, part mirrored, shelving and hanging rails and radiator in radiator cover.

Stairs up to second floor landing with doors opening into:

Bedroom 4: 9`4 x 19`2 rear aspect double glazed window, front aspect Velux windows, eaves storage, wooden effect flooring and radiators.

Bedroom 5/2nd Reception Room/Home Office: 10`6 x 21`8 rear aspect double glazed window, side aspect opaque double glazed window, eaves storage wooden effect flooring and radiator.

Shower Room: front aspect Velux windows, pedestal wash hand basin with glass bowl and shelf, concealed cistern WC, tiled flooring, shower cubicle with wall mounted shower attachment, tiled walls and heated towel rail.



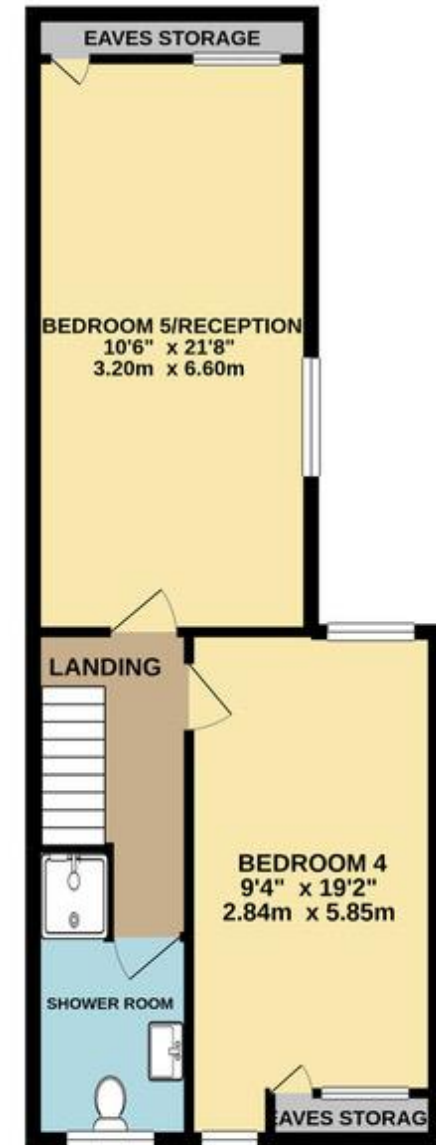
GROUND FLOOR
640 sq. ft. (59.4 sq. m.) approx.



1ST FLOOR
640 sq. ft. (59.5 sq. m.) approx.



2ND FLOOR
537 sq. ft. (49.9 sq. m.) approx.



TOTAL FLOOR AREA : 1817 sq. ft. (168.8 sq. m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		56	
(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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Outside: The house is set back from the road behind a low brick wall with an iron fence above and hedging behind with a decorative pebbled flower bed under the living room bay window. The right perimeter is walled with an iron fence to the left perimeter. An iron gate fronts the paved pathway that leads up to the stone steps and the covered storm porch. The rear garden is accessed via the living room and dining room and there is also a rear wooden gate for street access. It is mainly paved with decked areas at the rear of the dining and living rooms. There is a wooden pergola with climbing plants, a wooden shed and a stocked brick enclosed flower bed to the side. The garden is enclosed on all sides by walls with wooden trellis for climbing plants and extra privacy.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,481.00) / EPC: D (56)

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 St John's Church of England Primary School 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, Dunorlan and Grosvenor Parks, Calverley Grounds, 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.



