

# Walden Hill, 7 Birchwood Avenue, Tunbridge Wells





# Walden Hill, 7 Birchwood Avenue, Tunbridge Wells TN4 0UD

*Substantial stylish 5-bedroom house with Annex and extensive grounds*

## **Accommodation Summary**

- Detached house with attached 1-bedroom Annex
  - 5 double bedrooms, 3 en suite
- Principal bedroom suite with en suite bathroom, dressing room and roof terrace
  - Living room
  - Kitchen/dining/family room
  - Utility room
  - Games room
- Annex with private entrance
- Double garage and driveway
- Approximately 1.2 acres of extensive gardens



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Nestled in nature this fantastic house is screened from its sought after road and surrounding woodland by a canopy of trees.

The house offers exceptional family friendly living with beautiful gardens and a leafy backdrop. It also offers you the best of both worlds, as it has first-class schooling and excellent transport links on its doorstep, making it the perfect family home.

A driveway sweeps up to the house surrounded by a variety of mature greenery with a turning driveway for several cars and a double garage to the side.

Its striking lines, red brick exterior and entrance door positioned under a Juliet balcony contrast beautifully with its landscape, offering an impressive welcome. The house has been sympathetically extended to further enhance the space and highlight the gardens that meet the surrounding woods.

Stepping inside the wide entrance hallway, its Spanish terracotta tiled flooring contrasts beautifully with the neutral walls while its galleried landing above and double height windows add light and beauty. With plenty of room for seating it also benefits from a guest cloakroom and a deep cupboard to keep the space clutter free.

Straight ahead is the sophisticated living room which enjoys triple aspect glorious garden views and access. French oak parquet flooring offers timeless elegance, and two beautiful limestone fireplaces sit at opposite sides and add charm and warmth in the colder months.

Next door, the kitchen, which is also accessed from the hallway, is the heart of the home and with open access into the dining/family room at the rear, its epic proportions make it a very social space. It is perfect for entertaining on a large scale and equally ideal for family needs. With glazed doors at the side, you can effortlessly slide them open to extend your living space onto the decked terrace and garden beyond.

The open plan kitchen space is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the tiled splashbacks and the black granite which contrasts beautifully with the cabinetry that houses the integrated Neff appliances. The L shaped island, with space for up to eight bar stools, is perfect for informal family dining or your morning coffee. It also provides pan drawer storage and housing for an additional sink and two hobs. Larder cupboards, a coffee station and space and plumbing for a wine fridge and a dishwasher complete all your culinary needs.

Off the kitchen, via a lobby with storage space and access into the courtyard, is a separate spacious utility room. It also opens into the entrance hallway and provides plenty of space for appliances and storage with a fitted cupboard unit and a stainless steel washstand.

With its own private entrance through the courtyard between the garage and the house, the self-contained annex is a fantastic addition. It has a double bedroom with an adjoining room for the opportunity to create an en suite, a kitchen, a toilet, and a living room that given its connection to the main house, easily doubles as a home office. It is a very versatile space that can either be used for elderly family, visiting guests, a rental opportunity or alternatively can be easily reconfigured to afford you more rooms in the main house.

Returning to the entrance hallway, a door to the front opens onto a set of stairs taking you down to the lower ground floor. On the left is a plant room that houses the boiler and water tanks.

To the right is the games room which is a hidden gem. It could be a playroom, a teenage den, or a gym. As it is surrounded by gardens, with access onto a terrace, and is neatly concealed from the hustle and bustle of family life it would also be perfect as a home office or a treatment room.

Climbing the stairs to the first floor, a bright galleried landing links the four bedrooms, which are all generous doubles with leafy green views.

The principal bedroom suite is at the rear with a vaulted ceiling, double aspect light and glazed doors that slide open onto the part decked roof terrace with glorious garden views. A dressing room and a sumptuous en suite bathroom with a freestanding bath and a separate shower cubicle really add to the feeling of luxury that the room certainly delivers on.

Bedroom two also benefits from an en-suite shower room and a modern family bathroom with a bath and separate shower cubicle completes the floor.

Outside, the garden is a private paradise of specimen plants, mature shrubs and high trees encircling long stretches of meandering lawn. A secluded paved dining terrace sits to the side of the kitchen, with a raised decked terrace behind, perfect for relaxing in the southerly sun. Further paved terraces sit outside the annex and the games room making it a garden for all seasons. There are playful routes through the planting to spacious secret garden areas where trees can be climbed, and camps and childhood memories made. All you can hear is birdsong with the wonderfully landscaped garden providing an immersive botanical experience.

This fantastic home with its spacious, flexible layout and self-contained annex with a private entrance, delivers on many fronts. A must see!





**Part opaque glazed entrance door which opens into:**

**Entrance Hall:** front aspect double glazed windows, front aspect double height double glazed window, Spanish terracotta tiled flooring, deep storage cupboard housing the fuse boxes, hanging space for coats, ceiling glazed roof light into the first floor, cast iron radiators, and doors opening into:

**Cloakroom:** front aspect double glazed window, concealed cistern WC, pedestal wash hand basin, tiled vanity shelf, heated towel rail, Spanish terracotta tiled flooring.

**Living Room:** 25 x 20`10 front and side aspect double glazed windows, rear aspect double glazed picture window with deep sill, rear aspect glazed sliding doors opening onto the decked terrace, fireplace with limestone mantle, slate surround and tiled hearth, fireplace with limestone surround and mantle and tiled hearth, French oak parquet wood block flooring, cast iron radiators and door opening into:

**Kitchen/Breakfast Room:** 21`1 x 21 side aspect sliding glazed door opening onto decked terrace, granite work surfaces, L shaped island with integrated Siemens 5 ring induction hob, 2 ring gas hob, circular stainless steel sink with mixer tap, space and seating for up to 8 bar stools, and pan drawers. There are Burnhill Kitchen wooden eye and base level cupboards with pull out larder cupboards, pan drawers, coffee station, 1 ½ stainless steel sink with mixer tap, space for wine fridge, integrated double Neff ovens, integrated Neff microwave, space for American style fridge/freezer, space and plumbing for dishwasher, tiled splashbacks, polished concrete flooring with under floor heating, steps down and opening into:

**Family/Dining Room:** 21 x 11`8 side aspect double glazed windows, rear aspect double glazed picture window, side aspect glazed door opening into the garden, polished concrete flooring with underfloor heating and space for dining table and chairs and additional furniture.

**Inner Lobby:** side aspect double glazed full height window, side aspect door opening into the courtyard, polished concrete flooring with underfloor heating, and door opening into:

**Utility Room:** front aspect double glazed window, wall mounted alarm control panel, part polished concrete flooring with underfloor heating, part Spanish terracotta tiled flooring, fitted

cupboards with open shelves, space and plumbing for appliances, and a stainless steel washstand with sink and mixer tap.

**Stairs down to the lower ground floor with front aspect double glazed window and doors opening into:**

**Plant Room:** housing the Worcester boiler, twin hot water tanks and underfloor storage.

**Games Room:** 20`6 x 11`9 side aspect double glazed windows, side aspect door opening onto a paved terrace, wooden flooring, and radiator.

**Stairs up to the first floor galleried landing with front aspect double glazed double height window, front aspect double glazed windows and glazed door opening onto Juliet balcony, oak wooden flooring, column radiators, glazed floor windowlight into ground floor, ceiling loft access hatch with drop down ladder, storage cupboards with shelving and doors opening into:**

**Principal Bedroom:** 18`10 x 13`3 side aspect double glazed window, rear aspect sliding glazed doors opening onto the roof terrace, vaulted ceiling, oak wooden flooring, column radiator and door opening into:

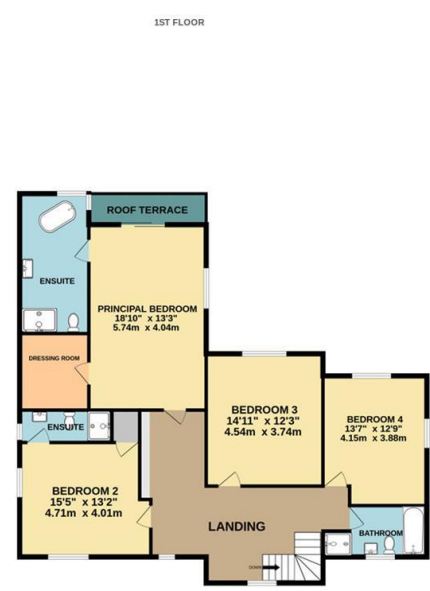
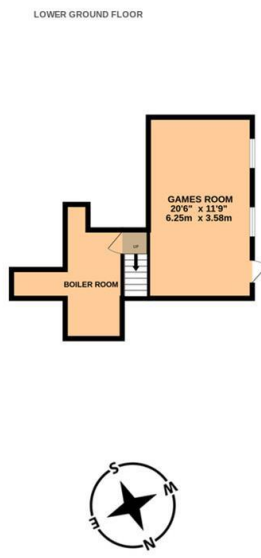
**En-suite:** side and rear aspect double glazed windows, concealed cistern WC, shower cubicle with wall mounted shower attachment, wooden vanity unit with wash hand basin over and cupboard and drawers under, freestanding bath with mixer tap and handheld shower attachment on raised tiled platform, heated towel rail, part tiled walls and slate tiled flooring with underfloor heating.

**Dressing Room:** with ceiling glazed roof light.

**Bedroom 2:** 15`5 x 13`2 front and side aspect double glazed windows, oak wooden flooring, walk in wardrobe with hanging rail and shelving, cast iron radiator and door opening into:

**En-suite:** side aspect double glazed window, concealed cistern WC, walk in shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin, mixer tap and vanity shelf, slate tiled flooring with underfloor heating and heated towel rail.





APPROX TOTAL AREA EXCLUDING GARAGE 4,315 SQ.FT / 400.9 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Bedroom 3:** 14'11 x 12'3 rear aspect double glazed window, oak wooden flooring, and cast iron radiator.

**Bedroom 4:** 13'7 x 12'9 side and rear aspect double glazed windows, oak wooden flooring and cast iron radiator.

**Bathroom:** front aspect double glazed window, tile enclosed bath with mixer tap and handheld shower attachment, shower enclosure with wall mounted shower attachment, concealed cistern WC, wash hand basin with mixer tap, tiled vanity shelf, slate tiled flooring with underfloor heating, and heated towel rail.

**Annex:** accessed via the main house kitchen area but also via its own private entrance door in the courtyard opening into:

**Entrance lobby:** from aspect full height window, oak wooden flooring, and doors opening into:

**Cloakroom:** low level WC, corner wall hung wash hand basin, and tiled flooring.

**Kitchen:** front aspect double glazed window, internal side aspect window, countertops, eye, and base level cupboards, pan drawers, integrated 4 ring Zanussi induction hob, stainless steel extractor, integrated Electrolux double ovens, stainless steel 1 1/2 sink with mixer tap and drainer, space for fridge, space and plumbing for dishwasher, space for an additional appliance, tiled flooring and opening into:

**Sitting Room/Home Office:** 22'1 x 12'9 rear aspect double glazed windows, glazed door opening into the garden, oak wooden flooring, radiators, and door opening into:

**Bedroom (5):** 11'6 x 11'3 rear aspect double glazed window, oak wooden flooring, radiator, and door opening into:

**Potential En-suite:** with fitted cupboard.

**Double garage:** 19 x 18'8 front aspect door, side aspect pedestrian door, lighting, and electricity.

**Outside:** To the front a graveled driveway flanked by mature hedging and plants leads to the house with a turning driveway offering parking for several cars and areas of planting beside the house. A metal gate to the side between the garage and main house provides access to the paved courtyard with brick storeroom and access into the annex and side of main house. There is a lower level paved terrace outside the games room, a paved terrace to the rear of the annex and a mix of decked and paved terracing to the rear of the main house. The rear garden is mainly laid to lawn with mature high hedges and trees at all perimeters with wire fencing behind. The lawns gently slope downwards to the woodland at the back and there are additional planted sections of gardens. A variety of planting, including flowering and specimen, is dotted throughout the garden. There is open access via steps at the side of the games room to the front driveway.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£3,602.06) / EPC: C (74)



