

44a Woodbury Park Road, Tunbridge Wells





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Beautiful 5-bedroom period house with parking in sought after central location

Accommodation Summary

- Semi-detached Edwardian house
- 5 bedrooms, with 6th bedroom potential, 1 en suite
 - Family/playroom
- Snug/6th bedroom potential with en suite
- Living room with access into home office
 - Kitchen/breakfast/dining room
 - Separate utility room
- Modern bathroom, en suite shower room, ground floor shower room and lower ground cloakroom
 - South facing garden
- Driveway with parking for two cars



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Sophisticated and stylish, this Edwardian house oozes period charm whilst delivering a family friendly style of living.

The owner has beautifully blended modern finishes with traditional features to create a flawlessly finished house offering a luxury family lifestyle that you could move straight in and enjoy.

The beauty of this home is immediately apparent as you approach with its square bay windows and part hung tiles.

A gravelled driveway sets it back from the road, with mature flowering planting and neat hedging to the sides.

A traditional tiled pathway is covered by a glazed roof that leads you up to the part glazed entrance door.

Stepping inside, the wide hallway certainly delivers the wow factor. A fabulous turning staircase, panelled walls, and warm wooden flooring contrast beautifully with the neutral décor, brightened by the door's glazing.

To the right, light pours into the family room through its square bay window with wooden flooring and a period fireplace adding character. It offers the perfect informal family space or playroom for the children.

Next door is the snug, currently set up as a music room. It is a very versatile space and with access into an en suite shower room it could easily double as a guest bedroom.

At the far end of the hallway is the elegant living room. It is an exceptionally welcoming space with unique windows, a period fireplace surround with integral mirror, and wooden flooring. There is plenty of space for family sofas.

A part glazed door to the side opens into the home office with a monochrome tiled floor and a large window to brighten the space.

Returning to the hallway stairs lead you down to a split landing with access into the large utility room with an additional sink for muddy boots and paws, space and plumbing for appliances as well as plenty of room for extra storage. There is access into the useful guest cloakroom too.

A further half set of stairs lead you to the lower ground floor's fantastic kitchen/breakfast/dining room which opens onto the wide decked sun terrace.

The stylish kitchen/breakfast room's glossy white cabinetry contrast with its black Quartz work tops and warm wooden flooring. The space is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated Smeg and Siemens appliances.

To the rear is the generous dining area with space for a large table and chairs in front of its angled windows and glazed door, offering garden views as you dine. There is a seating area to the side in front of a wood burning stove with an original fire surround with shelving and an integral mirror as a focal point for decorative items.

Climbing the stairs to the first floor there are three immaculate bedrooms, two of which are generous doubles.

The principal bedroom at the rear is a visual delight with graceful proportions that give a very tranquil feeling. It extends the width of the house, and its windows flood the room with natural light. A part glazed door opens onto a sit on balcony delivering spectacular roof and tree top views. Fitted wardrobes and an en suite shower room add to the feeling of luxury that the room certainly delivers.

Along the landing there is a large family bathroom with a sumptuous double ended bath and a separate shower cubicle. Side aspect windows reflect light off its fittings and contemporary tiles for a soothing bathing experience.

Bedroom two at the rear also enjoys a bay window, bringing in street views, and the fifth bedroom is currently used for home fitness.

Up a further flight of stairs to the second floor there are two more bedrooms, the larger of which benefits from a deep eaves cupboard offering wonderful storage.

Outside the garden is fully enclosed offering a sanctuary for children and pets whilst a wide decked terrace at the rear of the house, with a covered seating recess, is perfect for alfresco dining. Steps lead down to an area of lawn edged by wooden fencing and mature planting giving a leafy feel and affording great privacy. There is a boiler room with space for storage and side street access too.

This elegant Edwardian house is breath takingly beautiful, both inside and out. It is also a short walk from the mainline station, the town centre and first class grammar schools. A must see!





Storm porch with glazed roof and tiled base and part opaque glazed entrance door opening into:

Entrance Hall: opaque glazed top light, front aspect opaque windows, original wooden wall panelling, wooden flooring, traditional radiator, and doors opening into:

Family /Playroom: 15`6 x 14`5 front aspect square bay window with shutters, fireplace with tiled hearth and surround and painted mantle, wooden flooring, alcove open wall shelving and traditional radiator.

Snug/Bedroom 6: 13`3 X 9`3 side aspect double glazed window, wall of fitted open book shelves, wooden flooring and door opening into:

Shower Room: front aspect opaque window, shower enclosure with wall mounted shower attachment, wall hung wash basin with mixer tap, vanity shelf, concealed cistern WC, heated towel rail and tiled flooring.

Living Room: 19`9 x 16`5 rear aspect windows, original part wooden panelled wall, period fireplace with slate hearth and surround and painted mantle with integral mirror, wooden flooring, traditional radiators, internal side aspect window and part glazed door opening into:

Home Office: 11`5 x 4`7 front aspect double glazed window, tiled flooring and traditional radiator.

Stairs down to lower ground floor split landing with fitted cupboard and door opening into:

Utility Room: 15`6 x 9`1 side aspect windows, hanging space for coats, space and plumbing for appliances, fitted cupboards, base level cupboards and drawers, countertop, Belfast sink with mixer tap, space for additional appliances, tiled flooring, traditional radiator, and door opening into:

Cloakroom: wall hung slimline wash hand basin with mixer tap, concealed cistern WC, vanity shelf, fitted cupboard with shelving and cupboard above, traditional radiator and tiled flooring.

Half set of stairs down opening into:

Kitchen/Breakfast/Dining Room: 33`1 x 18`9 rear and side aspect windows, rear aspect glazed door giving garden access, granite work surfaces, white eye, base level and full height cupboards, space for fridge/freezer, integrated side by side Siemens ovens, Smeg 5 ring gas hob, Elica stainless steel extractor, peninsula with integrated Siemens dishwasher, 1 ½ sink with mixer tap, base level cupboards and drawers, granite work surface, wooden flooring, traditional radiators, concealed soft close cupboards, and period fireplace with original fire surround with open shelving and integral mirror mantle with wood burning stove and tiled hearth.

Stairs up to first floor landing with traditional radiator and doors opening into:

Principal Bedroom: 19`9 x 14`5 rear aspect windows, part glazed door opening onto tiled sit on balcony with wooden balustrades, fireplace with painted mantle, tiled surround and brick hearth, soft close wardrobes with hanging rails and shelves, traditional radiator, and step up into :

En-suite: wall hung wash hand basin with mixer tap, concealed cistern WC, vanity shelf, shower cubicle with wall mounted shower attachment, heated towel rail and tiled flooring.

Bathroom: side aspect opaque windows, freestanding double ended back to wall bath with wall mounted mixer tap, shower cubicle with wall mounted shower attachment, vanity shelf, wash hand basin with wall mounted mixer tap, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring.

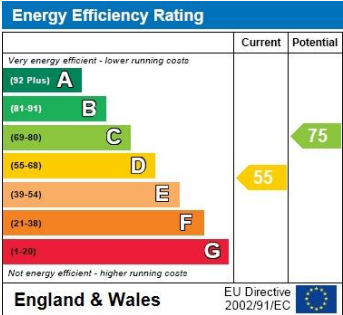
Bedroom 2: 14`5 x 11`6 front aspect double glazed square bay window with shutters, wardrobes with double hanging rails and shelving and traditional radiators.





APPROX TOTAL AREA 2304 SQ.FT / 214 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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Bedroom 5: 8'9 x 8'3 front aspect double glazed window with shutters, fitted cupboard with hanging rail and shelf and traditional radiator.

Stairs up to second floor landing with ceiling loft access hatch and doors opening into:

Bedroom 3: 13'10 x 8'10 rear aspect window, soft close wardrobe with hanging rail and shelves and traditional radiator.

Bedroom 4: 10'11 x 9'4 side aspect window, deep eaves storage cupboard and traditional radiator.

Outside: To the front is a gravelled driveway with space for two cars, some planting to the side, mature hedging to the front, steps down to a wooden gate for rear garden access, and a paved pathway with a glazed roof above to the entrance door. To the rear is a south east facing garden. There is a wide decked terrace at the back of the house with an arched recessed covered seating area. Decked steps lead down to an area of lawn with perimeter trees, wisteria, planting, and mature hedging. It is fully enclosed on all sides by wooden fencing. To the side of the house there is a covered decked pathway that leads to the front street access and there is access into the integral boiler room with its wall hung Worcester boiler, water pressure unit and space for storage.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,559.00) / EPC: D (55)

AREA INFORMATION: Tunbridge Wells, Kent

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 Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free 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 and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Hilbert & Grosvenor, St John's, and Dunorlan 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, High Brooms 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



