

The White House, Tunbridge Wells





The White House, 41 Nelson Road, Tunbridge Wells, Kent TN2 5AW

Pretty Double Fronted Victorian Family Home

Accommodation Summary

- Detached Victorian home
 - 2 Reception rooms
- Beautifully fitted kitchen/breakfast room
 - Dining/family room
- Utility room, annex and guest cloakroom
 - 4 bedrooms
 - Family bathroom
 - Loft room
- Off street parking
 - Garage



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`The White House` is a pretty double fronted Victorian home nestled quietly down a driveway away from the road. As its name suggests, its smart white painted exterior draws you up to its covered entrance, framed with mature climbing wisteria.

The front door opens into a entrance hallway with doors leading off to its bright reception rooms providing plenty of versatile living space.

The sitting room is on the left with fitted book shelving and a window overlooking the front garden drawing light into the cosy room.

Across the hall is another reception room with more inbuilt alcove cabinetry and a period fireplace to curl up in front of on cold winter nights.

Further along the hallway is the large dining room with plenty of space for a family to relax and entertain in. Its large picture window brings views of the garden in and there is ample room for a sofa too.

The fitted kitchen delivers wonderful cooking facilities with a range of eye and base level cupboards, integrated oven and space for a family sized fridge/freezer. It is a spacious and bright room flooded with light from its dual aspect windows, glazed door into the garden and two Velux ceiling windows.

A separate utility space off the dining room with a sink provides housing for extra appliances and leads through to a fantastic annex and guest cloakroom. The annex is light and airy with its own Velux windows and a very useful large wall storage unit. It offers access through to the front and rear gardens at either end.

Climbing the stairs to the first floor there are four bedrooms, two of which are generously sized doubles, all flooded with light from their pretty windows.

A stylish and contemporary family bathroom with a wall mounted shower over the bath completes the first floor.

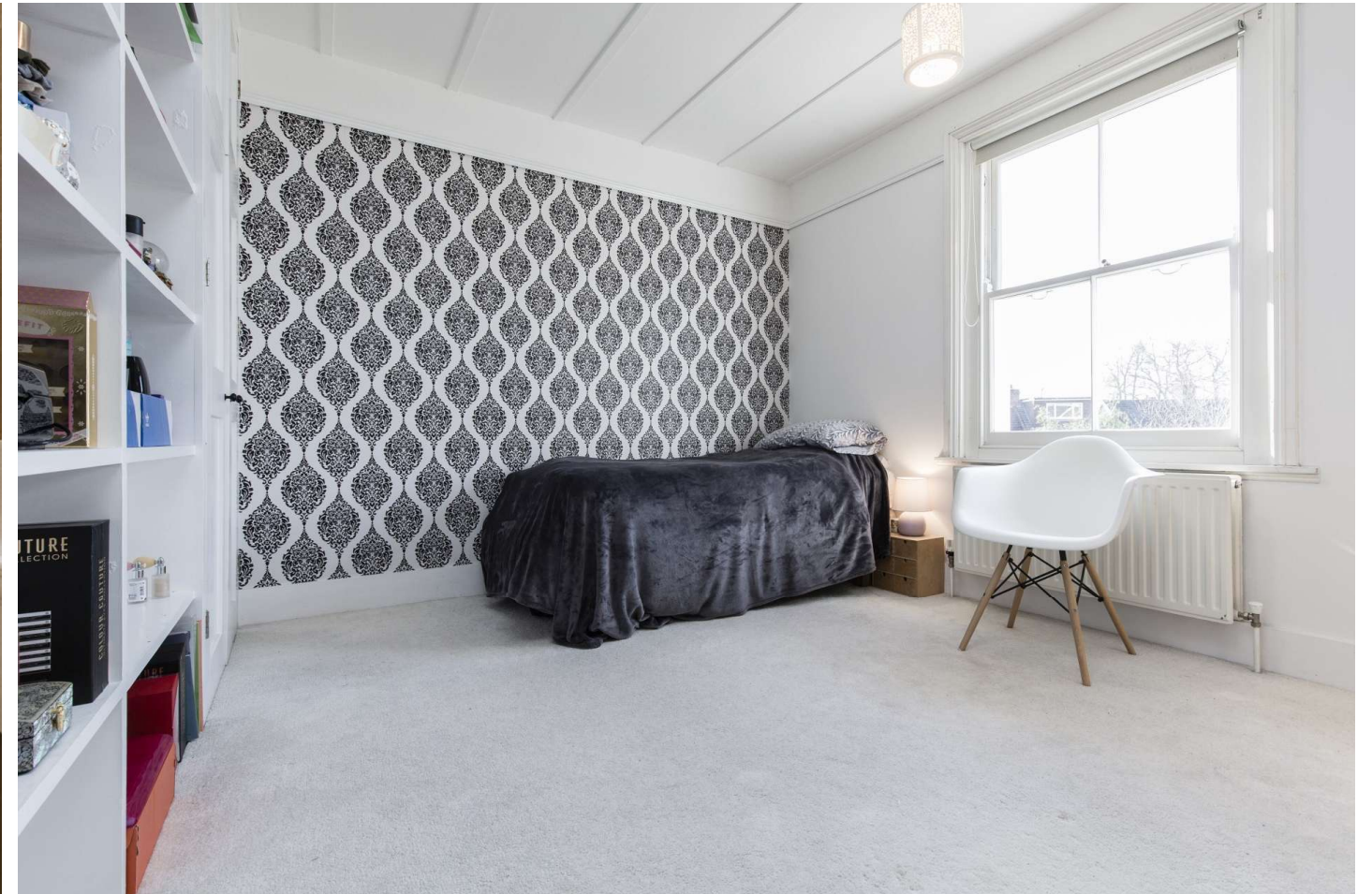
A drop down ladder takes you up to the second floor loft room, currently set up as a home office, which stretches the width of the house providing plenty of space to work and additional storage.

Outside the enclosed rear garden is laid mainly to lawn with an expanse of decking that curves around the back of the house, perfect for alfresco dining and entertaining.

To the front is an off road parking space and a single detached garage with power and light which sits on the shared drive.

The White House is a fantastic family home that is welcoming, spacious and well-presented; a must see!





Covered entrance porch to entrance door with opaque window panel above, which opens to:

Entrance Hallway with part wood panelled wall, radiator, under stairs storage cupboard with internal shelving and space for coats and shoes, stairs to first floor landing and doors opening into:

Sitting room: 12'1 x 11'10' front aspect window, fitted book shelves, side wall cupboards with top and bottom doors with internal shelving and radiator.

Drawing room: 12'1 x 11'11' front aspect window, fitted alcove bookshelves with cupboards under, period fireplace with metal mantel, decorative tiles, inset fire basket and tiled hearth and radiator.

Dining/family room: 21'7 x 8'6' rear picture windows, 1 opening, overlooking the garden, side opaque windows with fitted shelving unit around and concealed storage cupboards under, painted wooden floor, radiator and opening to:

Kitchen/breakfast room: 12'1 x 11'10' rear aspect window, side aspect fully glazed door with picture window beside leading into the garden, Velux ceiling windows, linoleum floor, cast iron radiator, opaque glazed wall cabinets, wooden effect base cabinets, plenty of worktop space with small breakfast bar, space for fridge/freezer, integrated electric oven with 5 ring gas hob and stainless steel extractor fan above, 1 1/2 stainless steel sink with mixer tap over and stainless steel splash back.

Utility room: wall hung boiler, space and plumbing for appliances, inbuilt double cupboard with sink and drainer with mixer tap over above and part opaque glazed door into:

Annex: 17'3 x 5'9' rear aspect glazed door into garden, part opaque front aspect glazed door with access into front garden and street beyond, bespoke large wall hung storage unit, space for coats and shoes, tiled floor, Velux ceiling windows and door into:

Cloakroom: WC, tiled floor and part opaque side aspect window.

Stairs up to the first floor with front aspect window, loft hatch with drop down ladder into home office, radiator and doors into:

Bedroom 1: 12' x 11'10' front aspect window, inbuilt alcove wardrobe with hanging rail, internal shelving and cupboard over and radiator.

Bedroom 2: 12' x 11'11' front aspect window, panelling in ceiling, alcove wardrobes with hanging rails, internal shelving and shelving between and radiator.

Bedroom 3: 11'10 x 8'7' side aspect window, built in shelves and alcove wardrobe with hanging rail, internal shelving and cupboard above and radiator.

Bedroom 4: 9'9 x 4'11' rear aspect window and radiator.

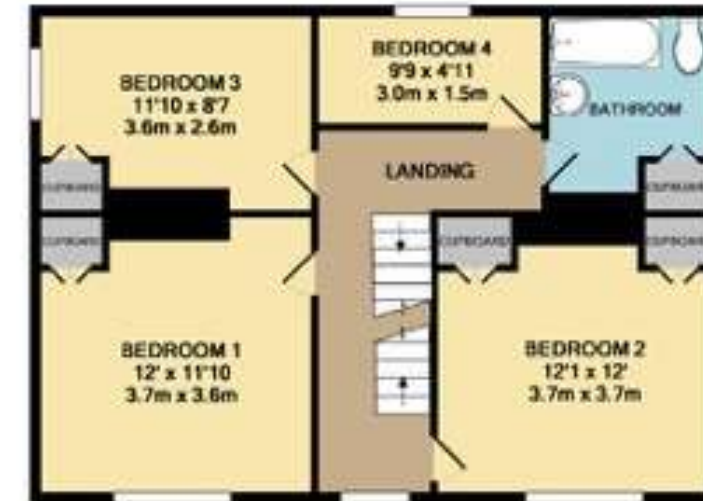
Bathroom: part opaque side aspect window, tiled floor, heated towel rail, pedestal wash basin, low level WC, part tiled walls, panel enclosed bath with wall mounted shower and hinged glass bath screen and airing cupboard housing the water cylinder with internal shelving for linen.

Loft room: 22'8 x 9'10" side aspect window, Velux ceiling windows, eaves storage cupboard and door into eaves storage room with side aspect window.





GROUND FLOOR
APPROX. FLOOR
AREA 829 SQ. FT.
(77.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 575 SQ. FT.
(53.4 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 353 SQ. FT.
(32.8 SQ. M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 167 SQ. FT.
(15.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1923 SQ. FT. (178.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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)	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			
England & Wales		55	79
		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			
England & Wales		49	76
		EU Directive 2002/91/EC	



Garden: to the front is a single garage with power and lighting, an off-street parking space, low level wooden fence at the front and side perimeter with access wooden gate, flower beds to the front and the side, space for bins and a timber log store, gravelled area with a mature wisteria climbing the front of the house. At the rear is a decked area, perimeter wooden fencing, enclosed flower beds, a gravelled area at the rear and mature shrubs and trees.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£1,931.51)
EPC: D (55)

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 Holmewood House and Claremont 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 Dunorlan and Grosvenor Parks, Calverly 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



