



A substantial family house ideally placed for schools, amenities and travel

61 Wilman Road, Tunbridge Wells, Kent TN4 9AL

Freehold



Detached family house • 6 beds • 3 baths • 3 receptions
• kitchen/breakfast • conservatory • decked terrace
• garden • parking and garaging

About the property

Constructed in the late 1930s, 61 Wilman Road has been carefully maintained, extended and updated by the current owners to create a substantial and attractive house and a stylish and comfortable home inside, with a very high standard of presentation throughout and modern fittings and finishes.

Our clients have created a flexible and generous layout well-suited to modern family living and entertaining, incorporating a high-gloss kitchen with breakfast bar, offering plenty of base and wall units, providing good storage and preparation space, together with integrated electric ovens and electric hob, space for an American style fridge-freezer and integrated dishwasher.

There is a cinema/TV room on the ground floor, and a large, stylish, formal sitting room with feature fireplace, that opens to the decked terraced and gardens; a spacious adjoining study/office provides the perfect place for working from home in comfort. A W.C. completes the ground floor.

The first floor comprises four light, double bedrooms, one of which is en suite with an additional family bathroom, the fifth single bedroom is currently used as a gym studio. The principal suite is found on the second floor with a striking feature window, well-appointed ensuite bathroom, bedroom and lounge areas, providing a wonderful retreat.

Outside - The professionally landscaped, well-screened garden is a particular feature of the house with a good expanse of, artificial, all-weather lawn, perfect for child's play. The large decked terrace houses the outdoor kitchen, hot tub and seating area with fire pit, combined with the paved terrace the garden lends itself to luxurious outdoor entertaining on a large or intimate scale.

The property is approached over a driveway providing off-street parking for several cars and access to the garage, which also houses a utility area. A path leads down the side of the house through a close-boarded gate to the rear garden.





Local Information

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the Chalybeate Spring, two theatres, cafés and restaurants and a mixture of national multiple retailers and independent shops.

Wilman Road is located on the North side of the town, just over a mile from the main shopping centre and within 1.7 miles of the High Street and mainline stations.

State and Private Schools: There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, St John's CE primary, Bennett Memorial Diocesan and St Gregory's secondaries all within a mile of the property.

Mainline rail: High Brooms (about 0.8 miles) and Tunbridge Wells (about 1.5 miles), with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

The Centaur Commuter Coach service stops along the St John's Road.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

Viewing

Strictly by appointment with Savills on 01892 507000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



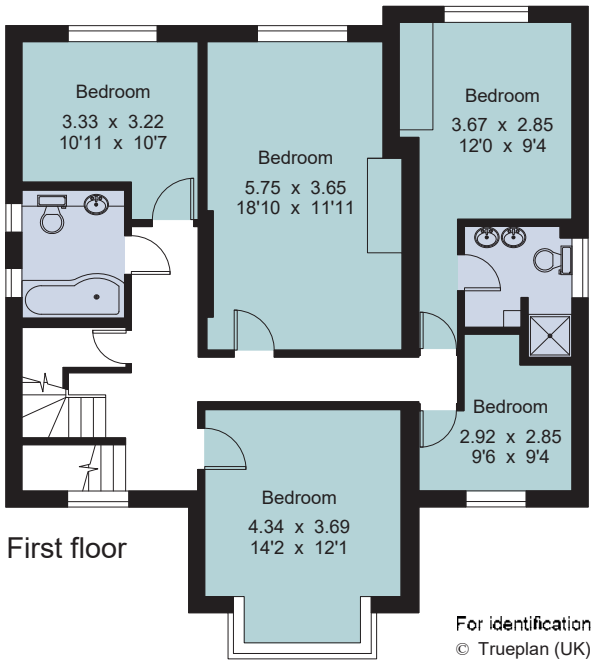
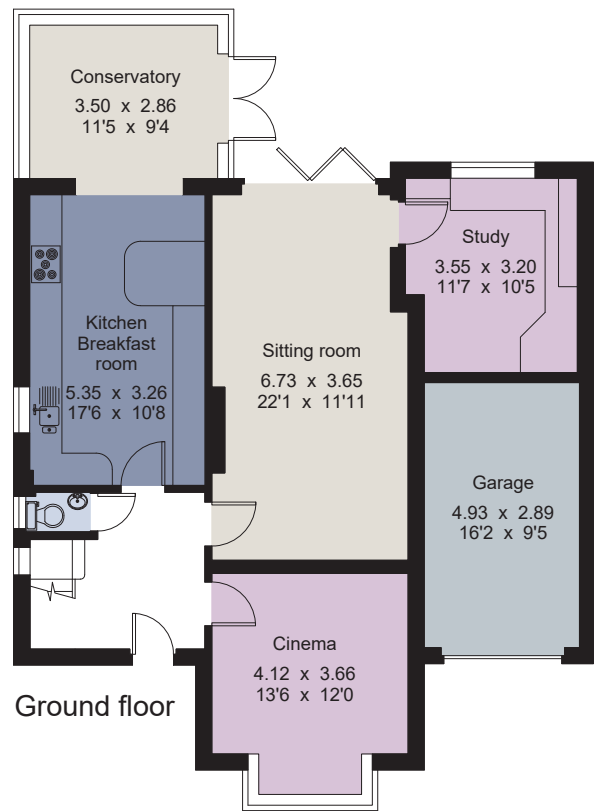
61 Wilman Road, Tunbridge Wells
Gross internal area (approx) 243.4 sq m/2619 sq ft
Garage 14.6 sq m/157 sq ft
Total 258.0 sq m/2777 sq ft



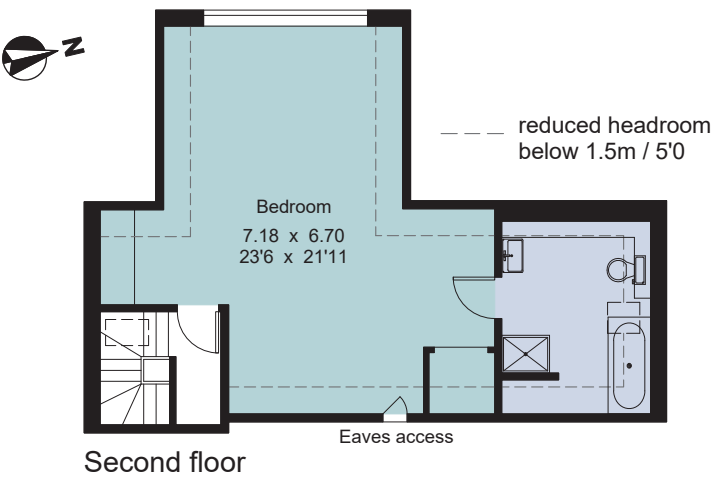
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