



6 NEVILL PARK

ROYAL TUNBRIDGE WELLS, KENT, TN4 8NW

A substantial and elegantly proportioned attached period Villa, with a commanding position within one of the region's most prestigious private parks.

TOTAL ACCOMMODATION OF 5,633 SQ FT

6 Nevill Park combines the very best attributes of country-living with the convenience of being situated within the heart of a historic and culturally vibrant town, which is located only 35 miles from central London.



The private park setting brings seclusion and privacy, whilst the elevated position of the property affords it spectacular southerly views, initially over the parkland and then to beautiful countryside comprising the High Weald Area of Outstanding Natural Beauty and the Ashdown Forest.



The extensive parkland lies just to the south of the property and is a natural habitat for a variety of indigenous wildlife.

Tunbridge Wells and Rusthall Commons - 256 acres of wood and heathland - are accessible about 500m to the east of the property, at the end of the estate's private road. The town's famous Pantiles area is about 0.7 miles to the south down Major Yorks Road, and its mainline railway station and High Street are just over a mile away.



The residents of Nevill Park own their estate's road and parkland through two separate dedicated companies, each structured on a fractional-ownership basis to protect against commercial development.



Further protection is afforded from Nevill Park falling within a statutory Conservation Area and being designated as an "Acadian Area". The property is not listed.

savills



DESCRIPTION:

The sandstone and yellow brick main elevations, together with twin-bay frontages at ground and first floor levels, afford the property with a timeless grace and confidence.

The original architect ensured the design of the property made the most of the stunning views to the south. All main reception rooms and bedrooms, a vaulted central hallway at ground level and a Juliet balcony were positioned accordingly, with these areas benefiting from very wide and tall sash windows, or French doors.

The interior exudes a calmness and serenity. All rooms are generously proportioned, with ceiling heights reaching up to 11' 6", and featuring extensive period detailing such as window shutters, high skirting, decorative architraves and surrounds, picture rails and intricate ceiling mouldings.

Natural light flows in abundance throughout the property and circulation space is a signature feature, especially at ground floor level where the

vaulted central hallway serves the three formal reception rooms, the kitchen/diner and main entrance.

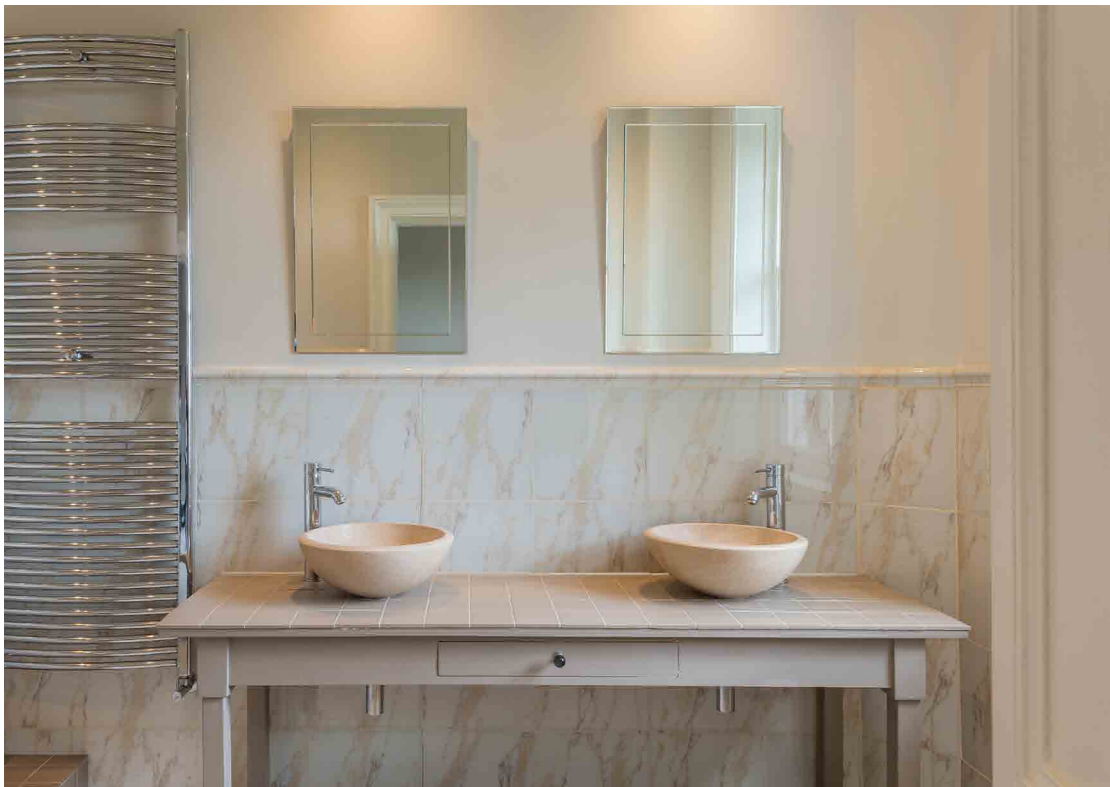
The property's current configuration extends to seven bedrooms. A gym at second floor level, however, could be converted easily to bedroom use. The lower ground floor enjoys its own separate access and is presently used as a large home office suite but this space would work equally well as an annexe, or as a family room.

The property is superbly presented.

The property is not detached. A separate, third-party owned property, 6A Nevill Park, is attached to the northern elevation of 6 Nevill Park.

6A Nevill park was built originally as an annexe to 6 Nevill Park, before being separated and sold with the benefit of its own freehold title. The driveway forms part of the ownership of 6 Nevill Park; the owners of 6A Nevill park have a right of access over it





ROYAL TUNBRIDGE WELLS:

Royal Tunbridge Wells is a very popular place to live and benefits from good road connections, convenient train commuting to London, many excellent grammar and public schools, and an enviable setting surrounded by the Kent and East Sussex countryside. The town has a variety of cultural, entertainment and shopping attractions, including two theatres and The Pantiles, with its elegant and historic colonnaded walkway full of restaurants, cafes and artisan shops.

SITUATION:

Nevill Park is a highly sought-after private park lying on the western side of central Tunbridge Wells.

PUBLIC AND STATE SCHOOLS:

Independent Preparatory Schools
Rose Hill, The Mead and Holmewood House

State Grammar Schools

Tunbridge Wells Girls Grammar School, Tunbridge Wells Grammar School for Boys and the Skinners School for Boys.

Independent Senior Schools

Tonbridge School, Sevenoaks School, Eastbourne College, Bedes (near Eastbourne), Mayfield, Battle Abbey, and Kent College for Girls (Pembury).

COMMUNICATIONS:

Rail travel from Tunbridge Wells is via a direct line to London Charing Cross and London Cannon Street, both via London Bridge. A short drive north to Tonbridge gives access to further services to London Blackfriars, London St Pancras and London Victoria. A new multi-story car park provides secure parking at Tonbridge station.

A recent major road improvement scheme has vastly enhanced access for Royal Tunbridge Wells to the M25. The A21 trunk road is now entirely dual-sectioned from Junction 5 of the M25 to a few miles south of the town. The M25 brings excellent access to Gatwick, Heathrow, Luton, Southend and Stansted international airports, and to the Eurostar transcontinental rail service at Ebbsfleet International and Ashford International.

DIRECTIONS:

From Savills office in Tunbridge Wells, head down the High Street to join London Road. At the roundabout take the second exit and at the next roundabout take the second exit onto Major Yorks Road. Proceed up the hill and Nevill Park will be found on the left-hand side, before you reach the roundabout at the top. Enter through the gates to Nevill Park and number 6 will be found on the right-hand side.

SERVICES:

Mains gas-fired central heating, mains water, electricity and drainage.

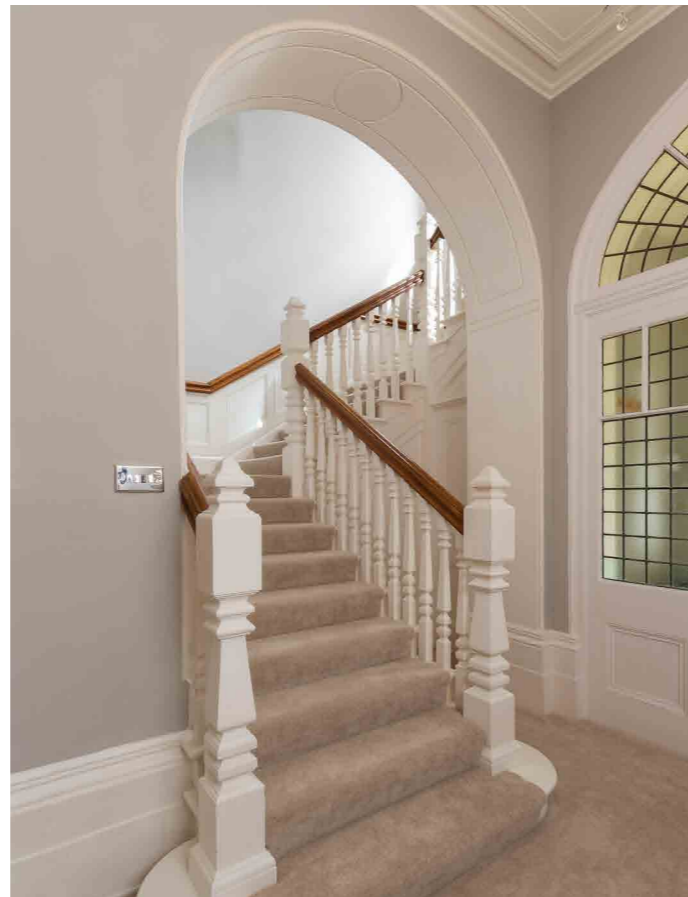
OUTGOINGS:

Tunbridge Wells Borough Council: 01892 526121.

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.

Important Notice
Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
Photographs taken September 2020 Brochure prepared September 2020

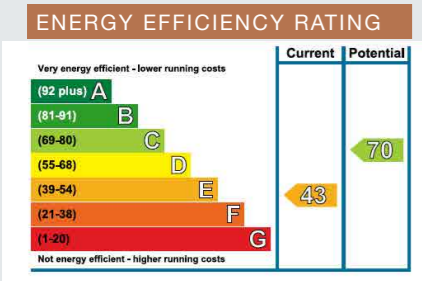


6 NEVILL PARK

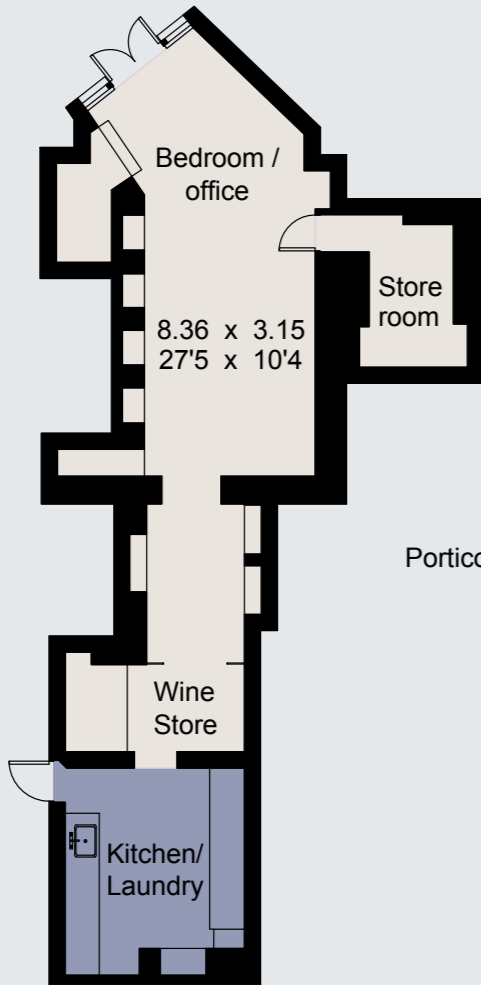
Gross internal area (approx) 458.4 sq m/ 4,934 sq ft

Lower ground floor 64.9 sq m/ 698 sq ft

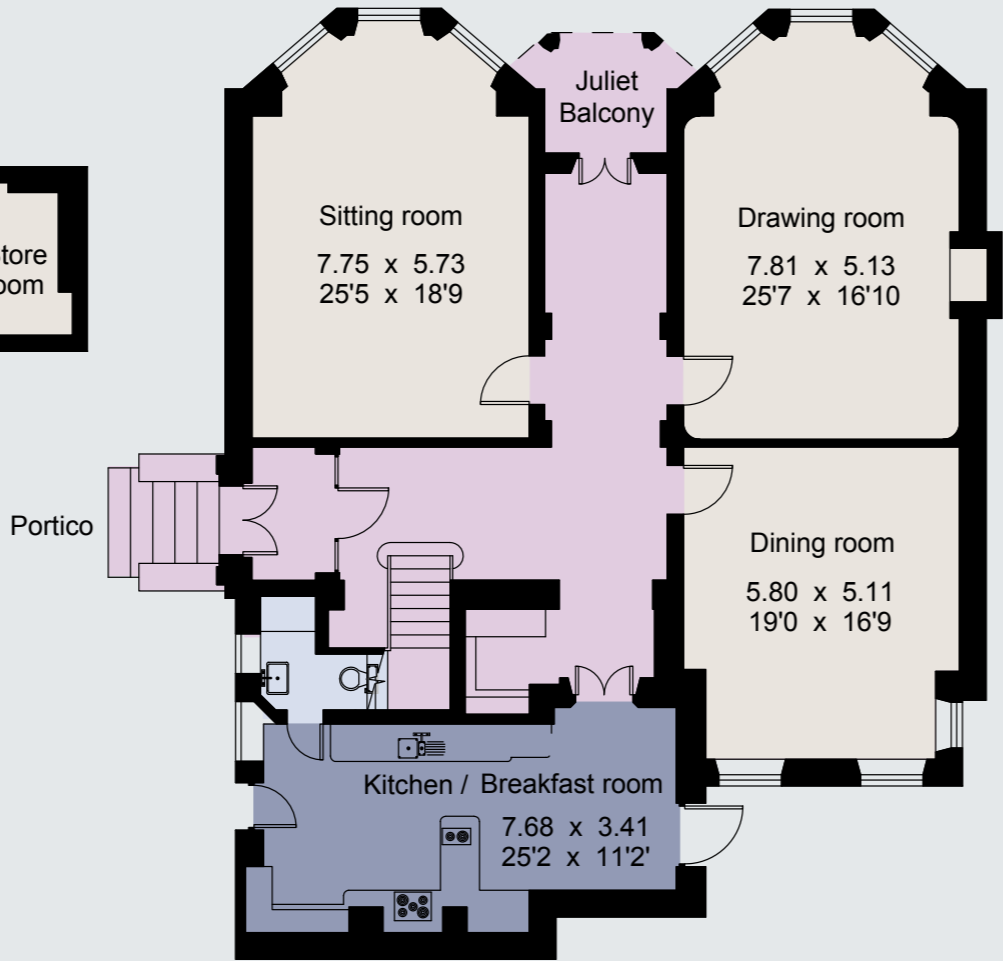
Total 523.3 sq m/ 5,633 sq ft



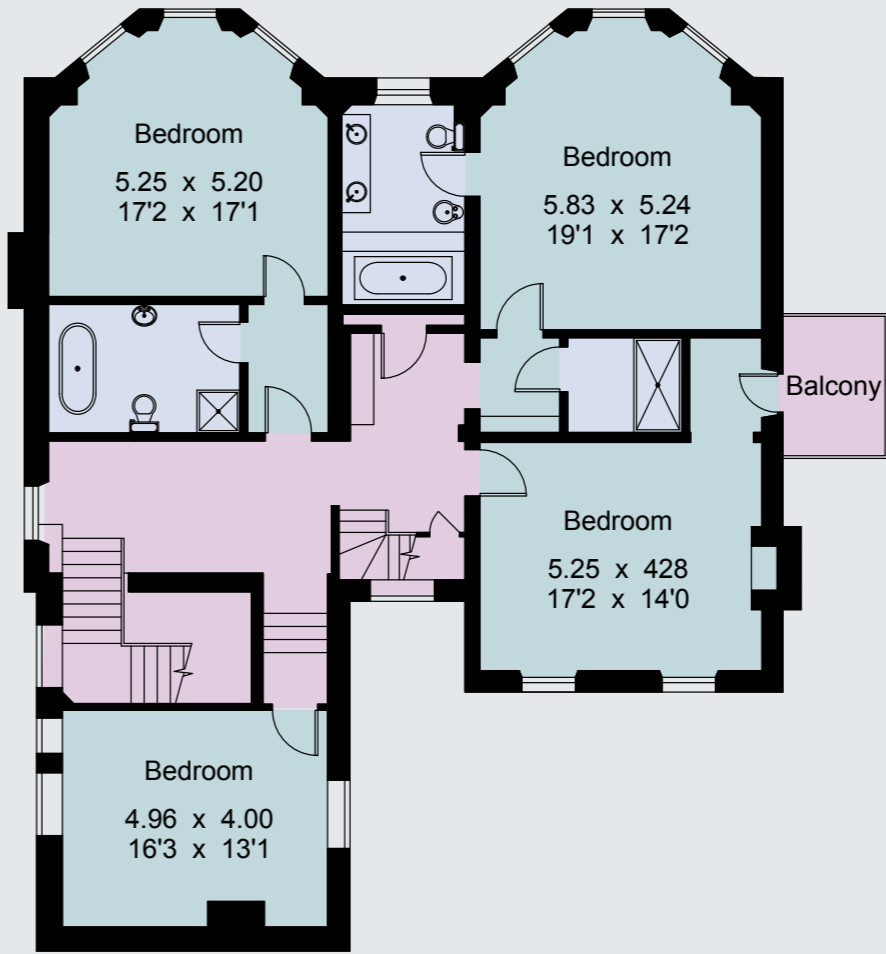
LOWER GROUND FLOOR



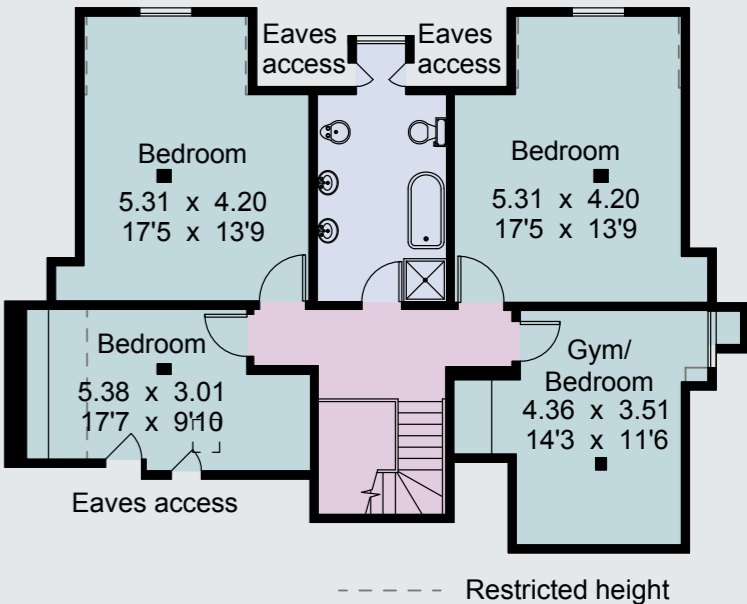
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



For identification only - Not to scale
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Savills Country House Department
 33 Margaret Street, London W1G 0JD
 Tel: 0207 409 5945
 Email: wpeppitt@savills.com

Savills Tunbridge Wells
 53 High Street, Tunbridge Wells, Kent TN1 1XU
 Tel: 01892 507 000
 Email: tunbridgewells@savills.com

Photography Andy Scott
www.andyscottphotography.co.uk
 07768 730426

Brochure Design Jenny Browne
 07525 466460