

FERNCLYFFE HOUSE



TUNBRIDGE WELLS • KENT





FERNCLYFFE HOUSE

PEMBURY ROAD • TUNBRIDGE WELLS

KENT • TN2 3QY

An impressive Grade II listed period sandstone villa with secondary accommodation set in a mature plot of approaching an acre, within easy reach of the town centre and mainline station

9,520 sq ft in total, arranged over three floors, comprising:

GROUND FLOOR

entrance porch, entrance lobby, entrance hall, drawing room, morning room
dining room, study, conservatory, cloakroom

FIRST FLOOR:

master bedroom en suite, 2 further double bedrooms, family bathroom
bathroom, dressing room, cloakroom

SECOND FLOOR:

5 double bedrooms, 2 bathrooms

REAR GARDEN LEVEL:

kitchen/breakfast room, playroom/office, utility room
boiler room, wine cellar, cloakroom

APARTMENT:

entrance hall, kitchen/breakfast room, sitting room, bedroom
bathroom, dressing room, original larder

OUTSIDE:

gardens to front and rear, heated swimming pool with electric cover
detached triple car port and driveway parking

about 0.93 acres



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DESCRIPTION

One of the largest traditional grand houses in Tunbridge Wells, built in the mid 19th century of local sandstone on what was historically called the Calverley Fair Mile, Fernclyffe House is an imposing Regency-style Victorian villa set well back in mature grounds of just under an acre, situated within the Tunbridge Wells Conservation Area and within easy access of the town centre and mainline station. Calverley Fair Mile was designed to create an attractive entrance to Tunbridge Wells, mature trees lining the road concealing grand houses, many of which were constructed by William Willicombe, successor to Decimus Burton.

Benefitting from elegant proportions, with high ceilings and generous room sizes, Fernclyffe House has been sympathetically updated by the current owners to create a stylish and adaptable family home. Character features include timber-framed sash windows, many with period shutters intact, beautiful moulded cornicing, deep skirting boards, wooden floors, picture rails and numerous fireplaces.

The house is well set back from the road with mature front and rear gardens offering a delightful outlook from all principal rooms, the upper rooms on the front elevation enjoying far-reaching views to the southeast. Further points of note include:

- porticoed entrance porch leading to an L-shaped reception hall with oak strip flooring, a staircase leading to the first floor and an alcove housing a former ‘dumb waiter’;
- impressive drawing room with highly decorative cornice, a herringbone pattern wood floor with coloured banding to the edges, floor-to-ceiling wide bay sash windows framing a wonderful view over the garden and a fireplace (not currently in use) with an ornately-carved marble surround and fluted slips;
- double doors from the drawing room to the morning room with full-height sash windows overlooking the front garden and an attractive painted wood fireplace (not currently in use) with a marble hearth;
- striking dining room, leading off a study, with tall sash windows to the rear garden and double French windows to a side verandah;
- fully-fitted Mark Wilkinson kitchen with limestone flooring comprising painted wood units under polished granite worktops, double butler’s sink, integrated dishwasher, island unit with integrated microwave, stainless steel dual fuel Falcon range cooker with concealed extractors above, a stainless steel Falcon fridge and a fitted wine fridge. Door out to the side hall with secondary staircase and wine cellar. Kitchen door opening to the rear terrace and pool area;
- playroom/office adjacent to the kitchen with fitted storage and an outlook over the rear garden;
- large timber conservatory, currently arranged as a games room, with a limestone floor and views over the front garden;
- very generous master bedroom with a lovely outlook through a wide bay window to the front and a well-appointed en suite shower room. Separate fully-fitted dressing room;
- generously-proportioned double bedroom with views over the front garden;
- further double bedroom with an outlook to the side and rear and an adjoining bathroom. Large family bathroom with twin rolltop baths, each with a view over the rear garden;
- five further double bedrooms mirroring the first floor rooms and two additional bathrooms on the second floor complete the principal accommodation.





SELF-CONTAINED APARTMENT:

The rear garden level apartment benefits from its own independent entrance as well as access from within the house. Featuring a double bedroom with a dressing room and bathroom, a sitting room with fitted period cupboards and a kitchen/breakfast room, it is ideal for use by extended family or live-in staff.

OUTSIDE

The property, hidden from view, is approached from Pembury Road through low wrought iron gates, the gravel driveway sweeping between mature rhododendrons and other evergreen shrubs, passing an elegant slate-roofed triple car port to open out into a generous parking and turning area.

The attractive mature front garden comprises an area of lawn with established borders planted for architectural form and seasonal colour and interest. Mature specimen trees, including oak, yew and cedar punctuate the lawn, with further trees and mature rhododendrons to the borders adding interest and effectively screening the property. A grassy bank leads up to a deep gravel terrace spanning the front of the house into which an outdoor chessboard has been set.

Wide steps lead from the kitchen to the rear garden with a swimming pool surrounded by a limestone terrace offering seating and dining areas. An area of lawn frames the pool terrace, with established rockery and borders and a mature leylandii hedge providing screening to the house and garden.





SITUATION

Fernclyffe House is situated on Pembury Road, on the east side of Tunbridge Wells and within the Conservation Area. The High Street, Royal Victoria Place shopping centre and the mainline station are all under a mile away, and there is a good choice of schools in the vicinity. There is easy access to the open spaces of Dunorlan Park which comprises approximately 30 acres of landscaped parkland with a 6 acre lake and café.

State and private schools: Many highly-regarded schools in the area include Rose Hill, The Mead, and Holmewood House preparatories, Beechwood Sacred Heart for ages 3 to 18; girls' and boys' grammar schools Tunbridge Wells and Tonbridge; independent secondary schools in Pembury, Tonbridge, Sevenoaks, Eastbourne, Brighton and Mayfield.

Mainline rail: Tunbridge Wells (about 0.8 miles), with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 47 minutes.

Communications: The A21 can be accessed from Tunbridge Wells, linking to the M25 and thereby the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus.

DIRECTIONS

From Tunbridge Wells High Street, head towards the station and then turn right up Grove Hill Road, following the road round to the left where it becomes Prospect Road. Go straight ahead at the traffic lights to join the A264, Pembury Road. Pass Shandon Close on the left and then Trinity Close on the

right and the well-screened, sweeping driveway to Fernclyffe House will be found almost immediately on the left-hand side, behind low wrought iron gates set between mature holly hedging.

SERVICES

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

OUTGOINGS

Tunbridge Wells Borough Council: 01892 526121. House tax band H, apartment tax band A.

AGENT'S NOTE

The photographs were taken in June 2010 and August 2016.

VIEWING

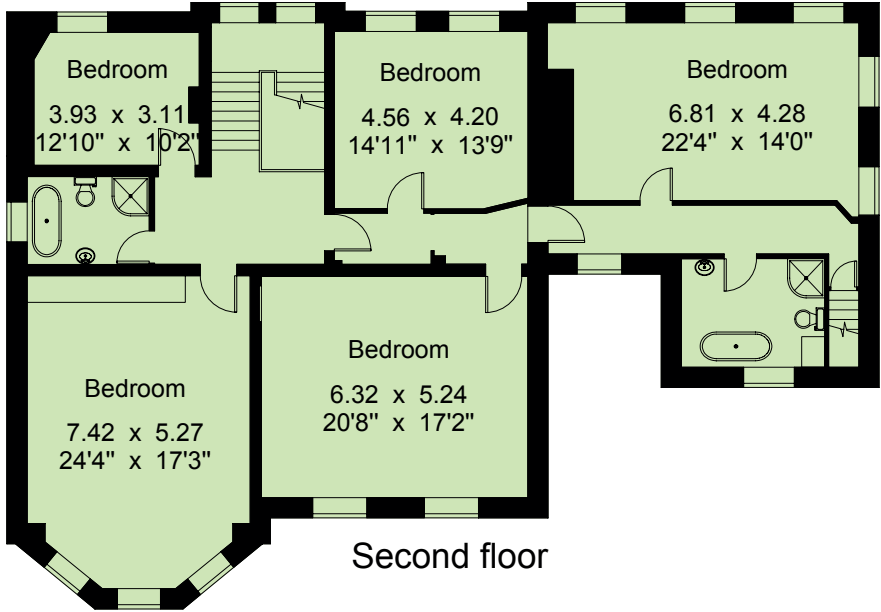
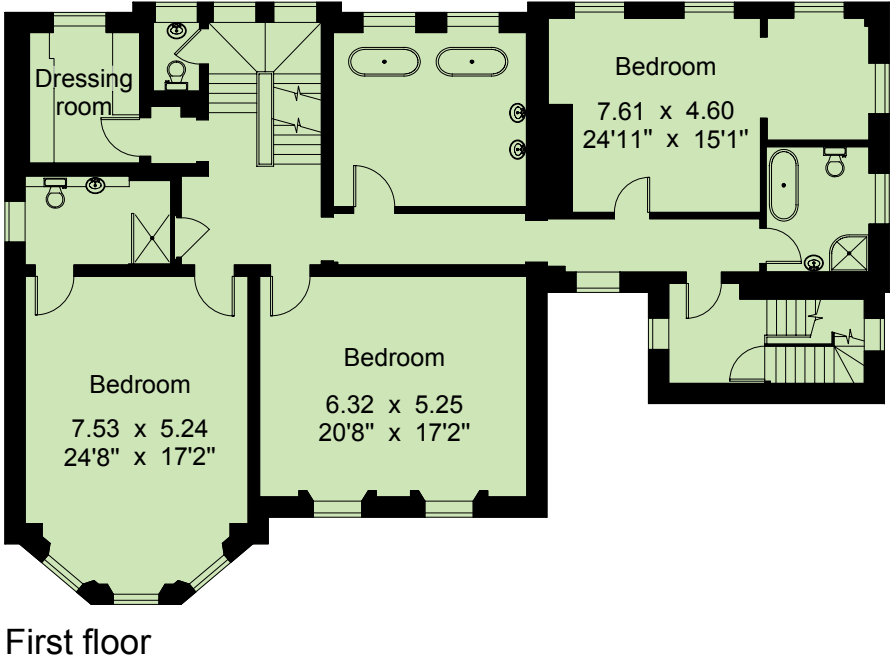
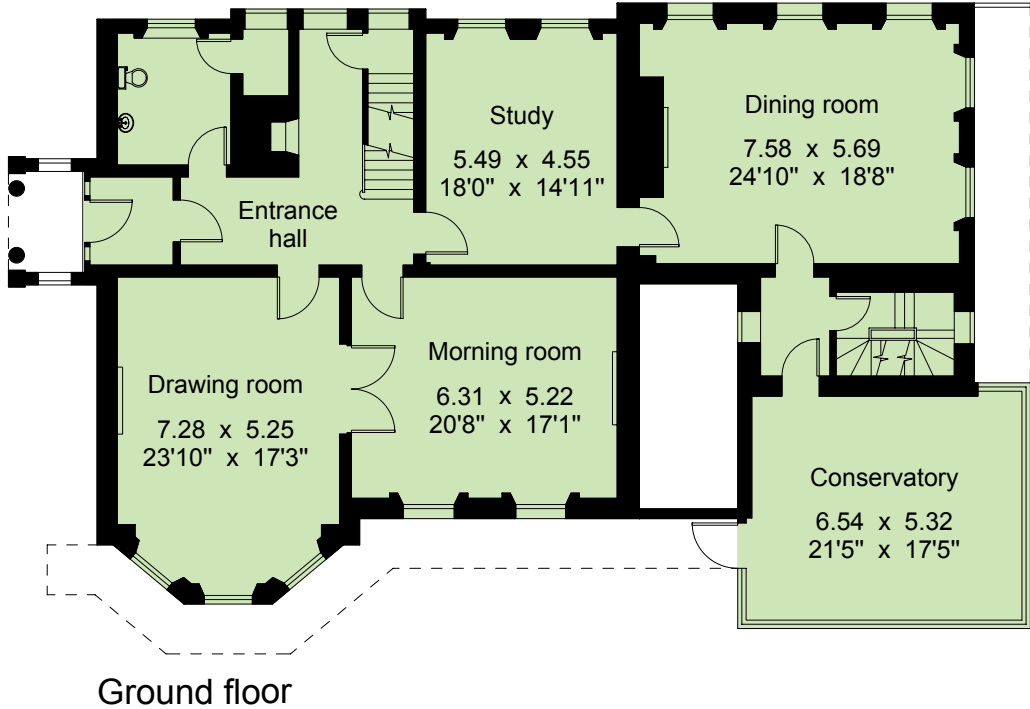
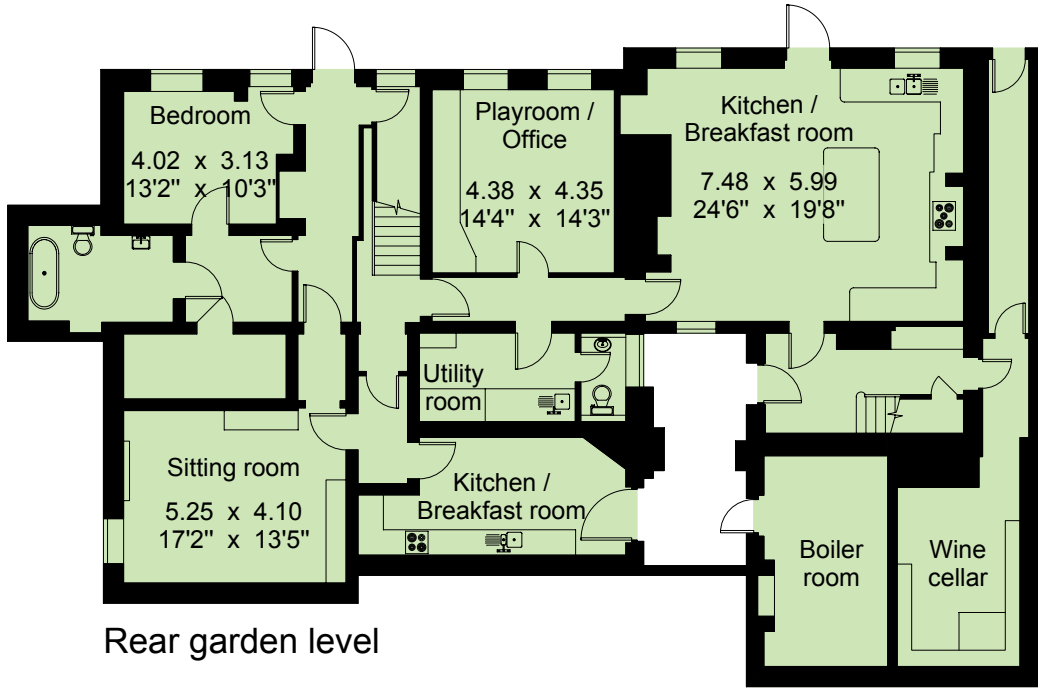
Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Fernclyffe House. Tunbridge Wells

Gross internal area (approx.)

House - 884.5 sq m (9520 sq ft)

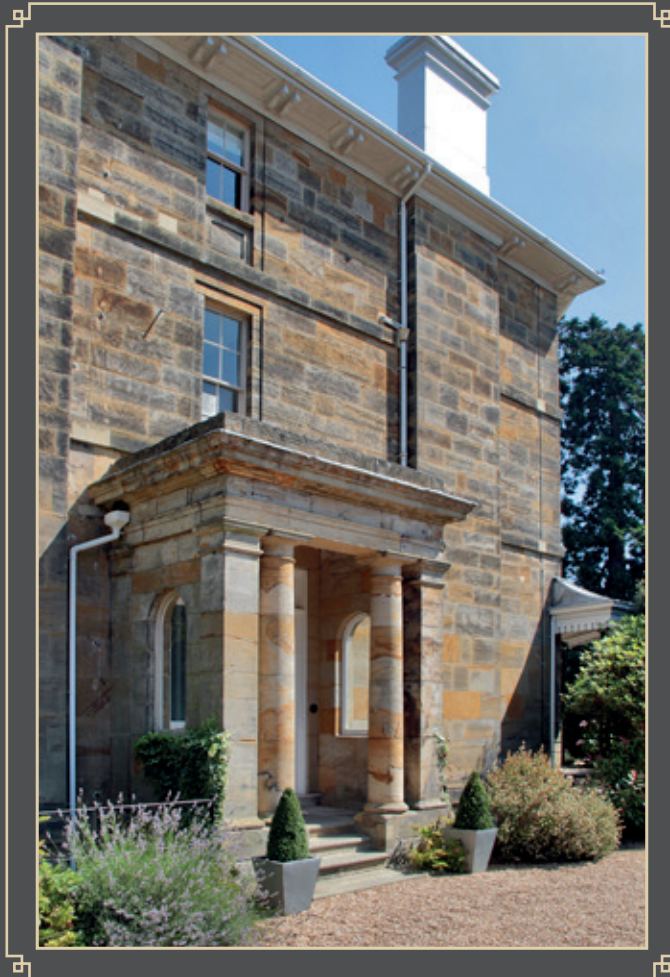
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