

THE COACH HOUSE

ERIDGE ROAD ♦ TUNBRIDGE WELLS ♦ TN4 8HS



THE COACH HOUSE

A CHARMING AND STYLISHLY PRESENTED 5 BEDROOM FAMILY HOME TUCKED AWAY IN A SECLUDED POSITION ON THE SOUTH WESTERN FRINGES OF TUNBRIDGE WELLS

Ground floor

- kitchen/breakfast room
- sitting room
- dining room
- study
- utility room
- shower room

First floor

- en suite master bedroom
- 2 double bedrooms
- 2 single bedrooms
- family bathroom

Outside

- forecourt parking for several cars
- front garden with level lawn and established planting
- delightful south-facing rear garden

- EPC = D

DESCRIPTION

This delightful late Victorian home enjoys a wonderfully secluded location, set well away from public roads and with a beautiful and sheltered south-facing garden. The current owners have comprehensively updated and remodelled the accommodation over the last five years, resulting in a stylish contemporary finish with plenty of period charm.

The heart of this 5 bedroom property is the kitchen/breakfast room, with a spacious layout and an impressive marble-topped island unit. Flooded with light from the French doors that serve as the main entrance to The Coach House, this room opens on to the sitting room, the cosy dining room with view of the garden and also out on to the rear terrace via an additional set of French doors.

The sitting room is a well-proportioned space. With attractive stripped beams retained in the ceiling, this room is light and spacious with a warm and cosy feel. A good-sized study, a shower room and a utility room complete the ground floor accommodation.



Upstairs, two single bedrooms, ideal for children, occupy one wing, with the three further double bedrooms, including the master bedroom with en suite shower room, occupying the other. The Coach House set in an elevated position and all first floor windows on the north eastern elevation enjoy far-reaching views back into Tunbridge Wells and the Common beyond the town.

The outlook to the rear is of the wonderful garden with its well-kept lawn that gently rises to the rear boundary, flanked by neat and well-stocked beds and borders, with a paved terrace running across the full width of the house. A further area of level lawn is to be found to the front of the property.

This desirable property is presented as a unique and well-loved home and will make a comfortable, convenient and secure base for a growing family.

SITUATION

The Coach House is situated on the popular south western fringes of Tunbridge Wells just as the town gives way to countryside. Tunbridge Wells is a popular choice for families with its wide choice of well-regarded schools and the station is within about 1.3 miles for direct commuting to London.

The town has a comprehensive range of shopping, leisure and entertainment facilities and has a number of popular public parks and the Common, with its criss-crossing footpaths, wooded areas and green spaces, that extends right into the centre of town.

Surrounded by the beautiful countryside of Kent and East Sussex, Tunbridge Wells can offer an enviable lifestyle choice and pace of life combined with convenient access to London and good connections to the national road network via the A21.

Mainline rail: Tunbridge Wells station is about 1.3 miles and provides regular services to London Charing Cross and London Cannon Street via London Bridge.

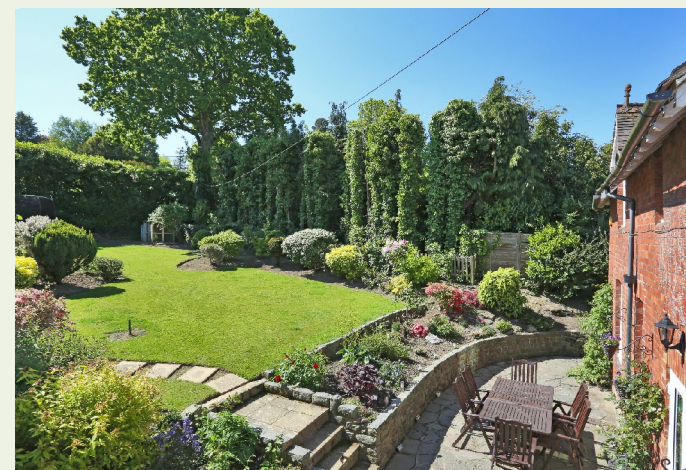
Directions: Postcode - TN4 8HS. Driving south west from Tunbridge Wells on the Eridge Road (A26), as you approach the destination you will pass Ramslye Road on the right. The entrance to Court Royal will be found a short distance further on the left. Pass through the communal areas of Court Royal, bearing left, and The Coach House will be found tucked into the far left hand corner. Parking will be available on the drive.

Services: Mains water, gas, electricity and drainage.

Outgoings: Tunbridge Wells Borough Council. Tax band F.

VIEWING

Strictly by appointment with Savills on 01892 507000.



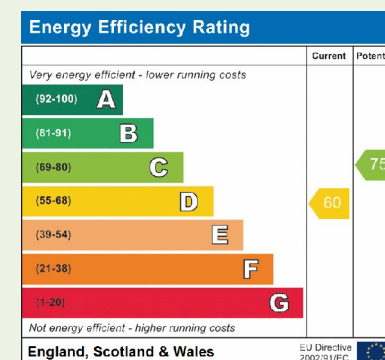
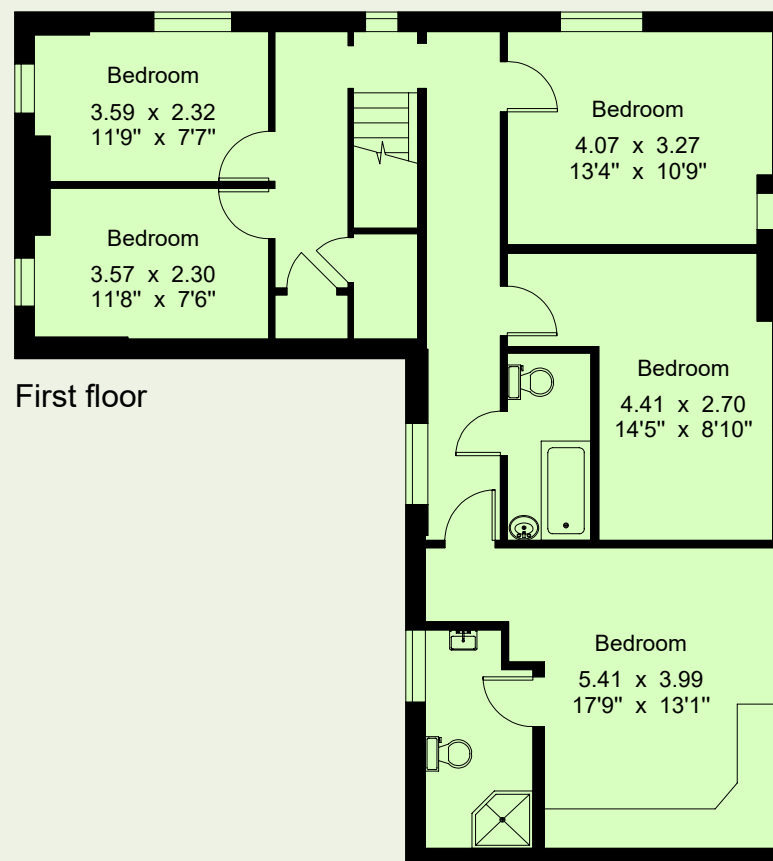
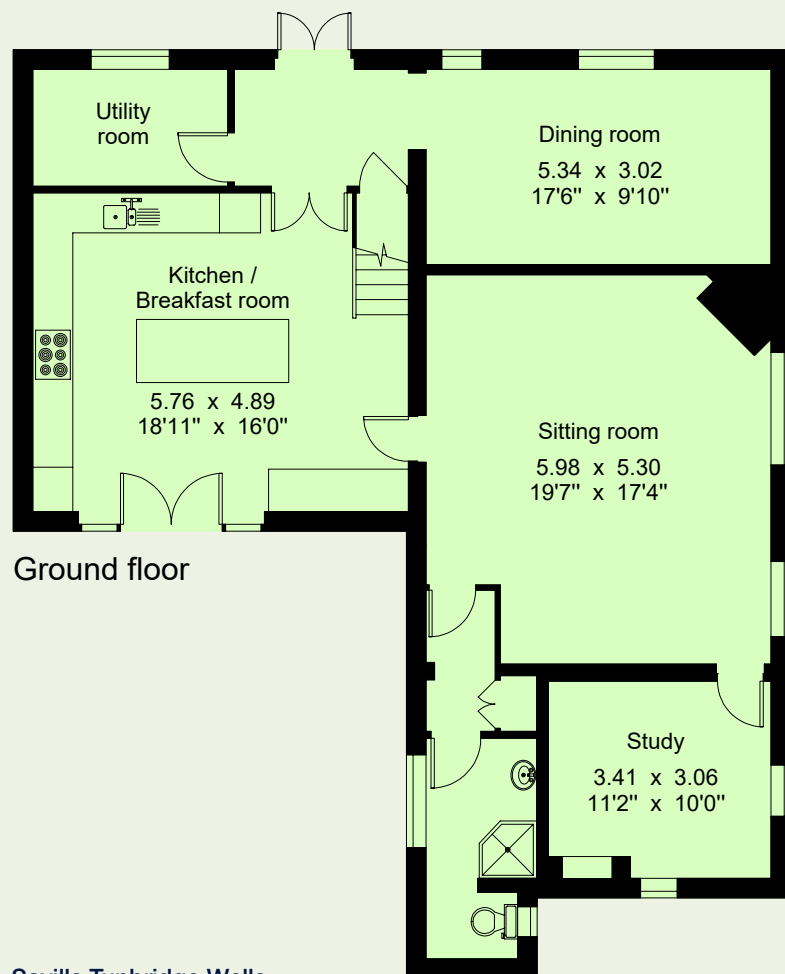
The Coach House

Gross internal area (approx.)

House - 205.0 sq m (2206 sq ft)

For identification only - Not to scale

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