



3 Eden Road

savills



3 Eden Road

TUNBRIDGE WELLS, KENT TN1 1TS

A HOUSE OF TWO HALVES

*An exceptional bespoke contemporary home in this prime position,
tucked away just a few hundred yards from the High Street
and within half a mile of the mainline station*

Ground Floor

entrance porch, reception hall opening to drawing room, study
kitchen/breakfast room opening to dining room, walk in larder, utility/laundry room
cloakroom, private side entrance to guest suite

First floor

galleried landing, master bedroom suite, 3 further bedrooms (two en suite)
laundry cupboard, study area, guest suite mezzanine landing

Second floor

en suite guest bedroom

Lower ground floor

2 store rooms, boiler room, integral double garage

paved terrace, landscaped garden, secure forecourt parking

about 0.29 acres

EPC = C

DESCRIPTION

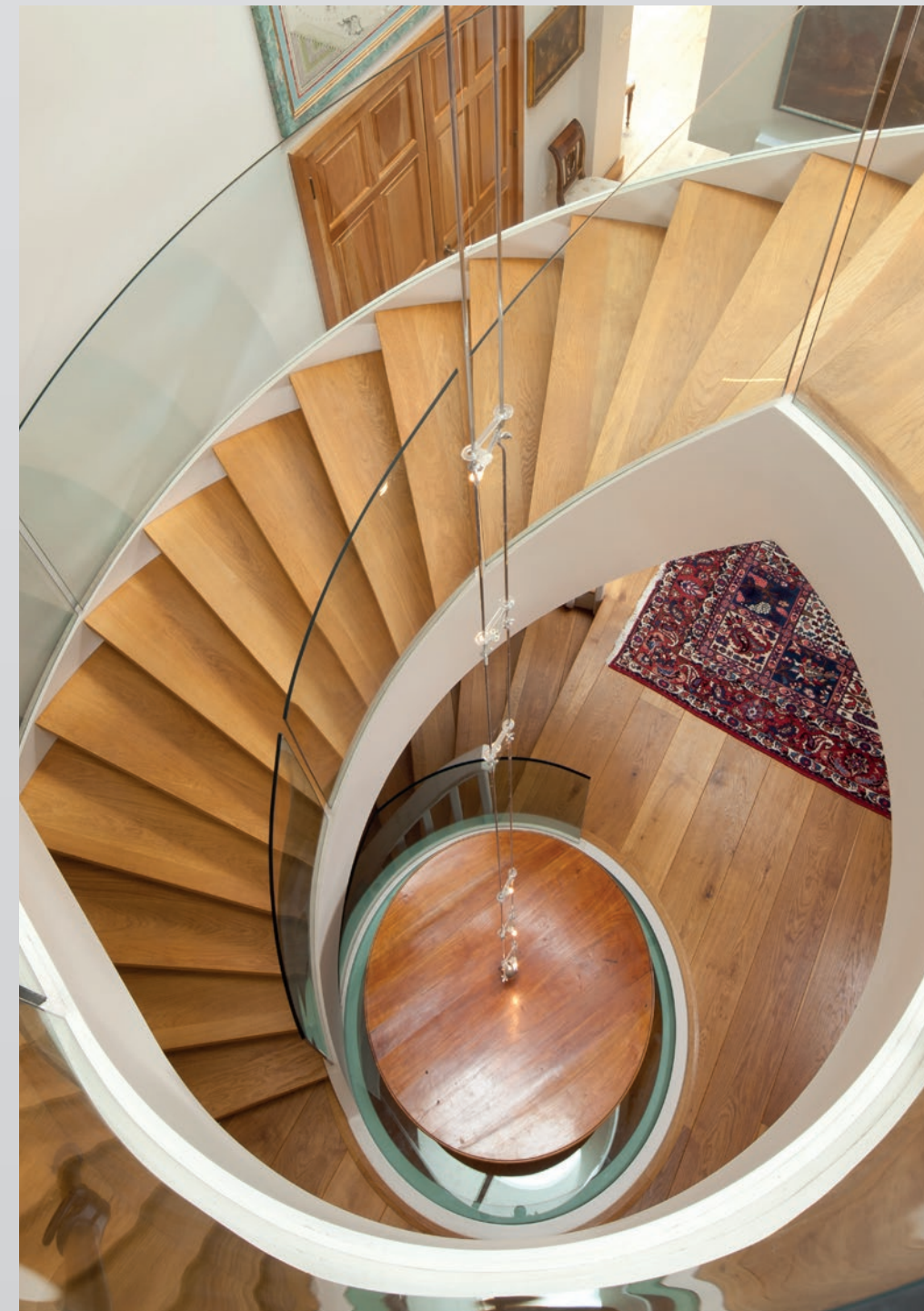
Every corner of this striking contemporary home is full of surprises. Tucked away in an elevated position in a private road off Mount Sion the property was completed in 2014, replacing a derelict house and built to high bespoke specification with expansive accommodation designed to enhance the natural light from every angle.

This exceptional centrally-located house lies within a half mile walk of the High Street, historic Pantiles and the mainline station. There is a good choice of schools in the vicinity, including independent and Kent grammar schools; the tennis club and Kent County cricket ground are also within half a mile, making this the ideal base for family life.

The accommodation flows over four floors with beautiful mellow oak and cherry joinery throughout creating a wonderful feeling of warmth. The impression of light and space can be immediately appreciated on entry into the elegant principal living area with its superb oak and glass open tread staircase spiralling with the high atrium ceiling above and the banks of huge picture windows and doors opening out from the drawing room to the garden. A separate characterful study to the front is fitted on the curve with oak bookshelves providing more intimate space. Both rooms have fireplaces.

By contrast, the northern side of the house is more traditional, being constructed to reflect the circa 17th century character of the original dwelling with brick and tile hung elevations and sash windows. The farmhouse-style kitchen/breakfast room is complete with an Aga, walk-in pantry and period style doors opening out to a part-walled red brick courtyard garden. The dining room has a large glass pivot door opening out to a secondary courtyard, creating many options for enjoyment of the wonderful outdoor space which surrounds the house.

A spacious galleried landing gives access to a dual aspect master suite offering a lovely outlook on the southerly side, three further bedrooms and two bath/shower rooms. Of particular note is the adaptable accommodation at the rear of the house, comprising a first floor study area and a double en suite 'eaves' bedroom ideal for use as a guest wing with its own private side entrance on the ground floor.





OUTSIDE

The generous outdoor space surrounds the house with bricked courtyards and an extensive gently curved raised terrace accessed from the drawing room and the kitchen/ breakfast room. The main area of the garden stretches to the south easterly side, designed for easy maintenance being parterre-style with a hint of the Lutyens influence, with a high brick wall on the north boundary, mixed hedging and herbaceous borders softening the hard landscaping.

The property is accessed at lower ground floor level from Eden Road through high wrought iron pedestrian and vehicular gates with a remote entry system. Steps lead up to the main front entrance and a secondary pedestrian gate allows access to the west side and the guest wing entrance. The double garage on this level, together with store rooms, is also accessed from within the house and there is secure forecourt parking for several cars.

SITUATION

Eden Road is located in an elevated position, tucked away in the 'old village' area at the top of Mount Sion in the conservation area above the High Street. The historic Pantiles, the Common and the mainline station offering regular commuter services to London Bridge (from 44 mins), Cannon Street (from 52 mins), Waterloo East (from 53 mins) and Charing Cross (from 57 mins) all lie within half a mile of the property.

Schools in the area include the sought-after Claremont Primary School (about 0.5 miles on foot and 0.7 miles by car), The Mead School (approximately 0.5 miles), Holmewood House and Rose Hill, whilst the Kent grammar schools for girls and boys lie on the north side of the town. Independent senior schools can be found in Tonbridge, Sevenoaks and Eastbourne.

Communications: The M25 can be accessed via the A21 to the north of the town centre, linking to the national motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.





DIRECTIONS

On foot from our office on Tunbridge Wells High Street, head south towards the Pantiles to Pizza Express, then turn left into Mount Sion. Proceed up the hill, past Cumberland Yard and Eden Road is the next turning on the right before Brunswick Terrace. Continue on Eden Road, bear left and the gates to number 3 will be found shortly on the left-hand side.

AGENT'S NOTE

The 40 yard entrance to Eden Road, at the crest of Mount Sion, is part of the public highway, but the main part of the cul-de-sac thereafter is a private road owned exclusively by the eleven houses within it. The adjacent property on the west side has a pedestrian right of way into their courtyard garden.

SERVICES

Gas-fired central heating, mains water, electricity and drainage. Photovoltaic roof tiles and rainwater harvesting system.

OUTGOINGS

Tunbridge Wells Borough Council – 01892 526121.
Tax band H.

VIEWING:

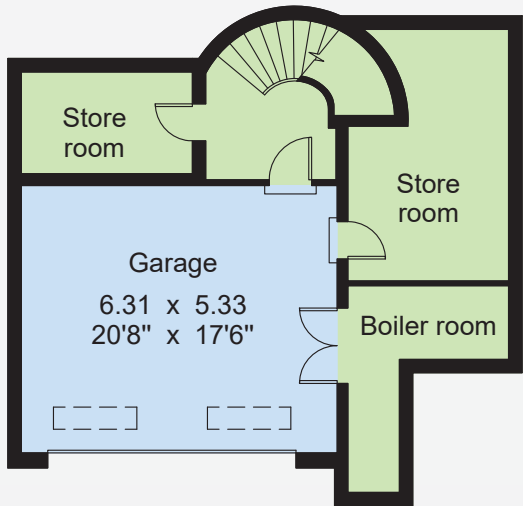
Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

3 Eden Road, Tunbridge Wells

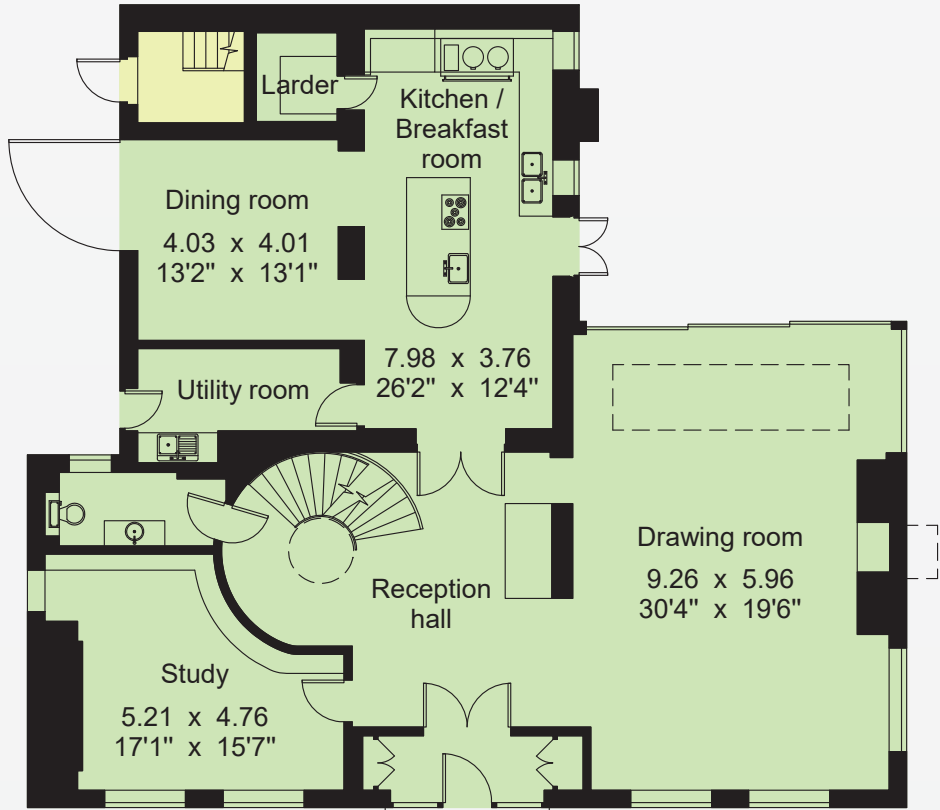
Gross internal area (approx.)

- House - 403.2 sq m (4340 sq ft)
- Guest Wing - 58.2 sq m (626 sq ft)
- Garage - 33.7 sq m (362 sq ft)

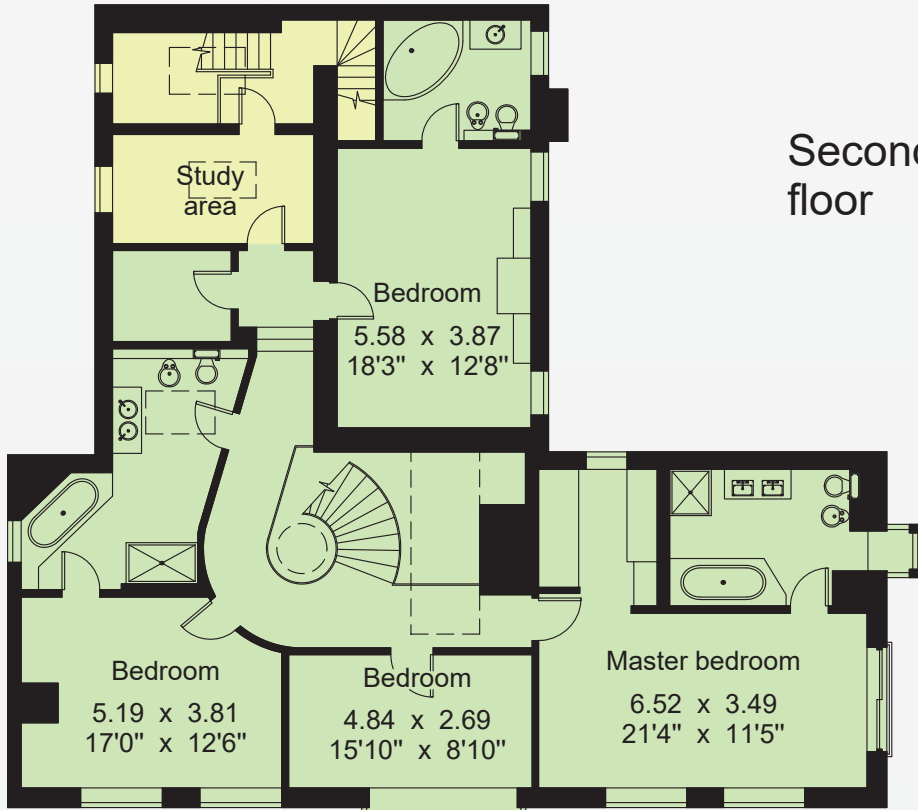
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Lower Ground floor

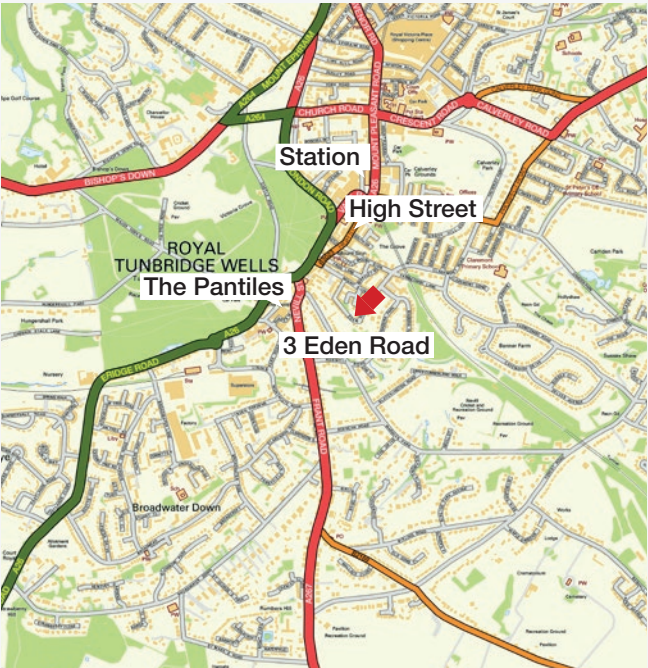
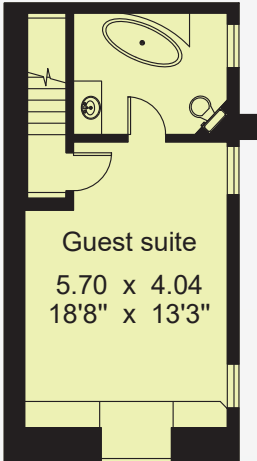


Ground floor



First floor

Second floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Savills Tunbridge Wells
53 High Street, Tunbridge Wells,
Kent TN1 1XU
tunbridgewells@savills.com
01892 507000

savills.co.uk



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