



A handsome and outstanding Listed period townhouse, steeped in local history

Nash House, 25 Mount Sion, Tunbridge Wells, Kent TN1 1TZ

Freehold

savills

Ground floor: Reception Hall • Dining Room • Kitchen/ breakfast.

Lower Ground Floor: Hall • Utility Room • Study with storage • Guest Bedroom • Bathroom

First Floor: Landing • Sitting Room • Bedroom with shower and sink. Cloakroom to the half landing.

Second Floor: Landing with cloakroom • Bedroom with shower and sink • two further bedrooms • one with balcony • bathroom with separate shower.

About Nash House, 25 Mount Sion

Nash House is a period Grade II Listed townhouse, believed to date to the 1690s and positioned in the sought after 'village area' of the town, just off the High Street and therefore being within easy striking distance of the station, the town's Common, Grove Park and the famous Georgian shopping arcade The Pantiles.

The house is characterful throughout with spacious, impressive rooms, hallways and landings and many period features, including exposed beams, the original staircase, with polished mahogany rail and stick balusters, period fireplaces and bow windows to the key rooms on the front 'gentrified' elevation and a balcony with far reaching views towards the Ashdown Forest.

The property also benefits from modern fixtures and fittings, and this combined with the generous room sizes, means there are good practical aspects to the house too for modern day family living. Key areas include the very impressive first floor double drawing room and the ground floor dining room/ family room, as well as the kitchen/ breakfast room, opening to the delightful, professionally landscaped, two level courtyard garden (with a Sauna fitted into an outbuilding).

The lower ground floor has its own front entrance onto Mount Sion, and was previously a self-contained office, thus lending itself to home working or even a self-contained flat, subject to the necessary planning and listed building consent.

The house's rich history in Tunbridge Wells was the focus of a recent article in 'Kent Life'. Originally a rooming house for gentry coming to visit the Spa town, other well-known residents include the Weekes family (of Weekes Department Store - now Hoopers) and the author Edgar Wallace. It is popularly rumoured to have been Beau Nash's illegal gaming room in the 1700s, although no evidence of this has been found.

Agent's notes

The rear outside space has two aspects which require explanation: the lower terrace and the cloakroom to the first floor half landing are flying freeholds. The two parking spaces to the rear, accessed from Frog Lane, are partly restricted to allow a turning space for both Nash House and the neighbouring property. A large car can access the courtyard through the double gates.

The utility room on the lower ground floor is a flying Freehold.





Local Information

The historic spa town of Royal Tunbridge Wells is conveniently located about 30 miles South of London, surrounded by countryside and offering a popular base for City commuters.

The elegant architecture and variety of cultural, entertainment and shopping attractions, combined with the highly-regarded state and private schools in the area, make the town an excellent choice for families. Mount Sion lies within the sought-after 'Village' area, benefitting from its proximity to Grove Park as well as the town centre, High Street, The Pantiles, the mainline station and popular local primary and secondary schools.

Schools: Many highly-regarded schools in the area include Claremont Primary School, (classified as 'Outstanding' in the latest Ofsted report), Rose Hill preparatory, The Mead, Holmewood House and the boys' and girls' Grammars.

Mainline rail: Tunbridge Wells station is less than 350 metres, with regular services to London Charing Cross (via London Bridge & Waterloo East) and Cannon Street.

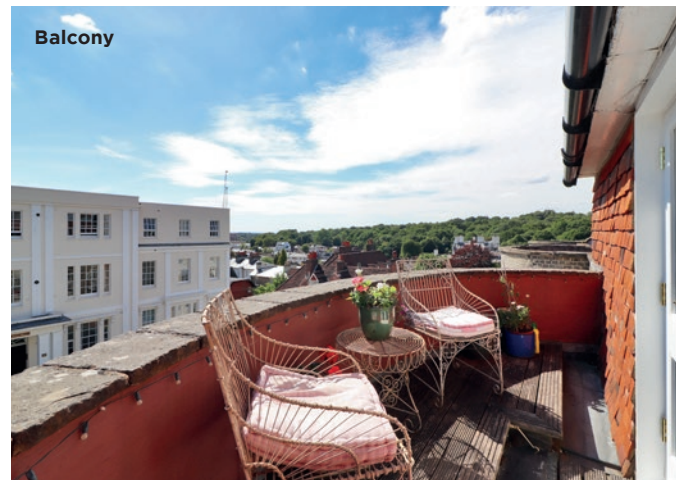
Road communications: The A21 serves Tunbridge Wells. Newly dualled to the north for access to the M25 and motorway network, and the coast to the south.

Services

Main gas, electricity, water and drainage.

Viewing

Strictly by appointment with Savills. 01892 507000



Nash House, Tunbridge Wells

Gross internal area (approx) 372.4 sq m/4008 sq ft

Sauna 16.6 sq m/178 sq ft

Total 389.0 sq m/4186 sq ft



savills

savills.co.uk

Robert Jacobs

Savills Tunbridge Wells

01892 507000

tunbridgewells@savills.com



For identification only - Not to scale

© Trueplan (UK) Limited

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. Brochure by Trueplan (UK) Ltd