



A well-presented townhouse enjoying delightful views

7 Dorking Road, Tunbridge Wells, TN1 2LN

Freehold

savills

Detached townhouse • flexible layout with four bedrooms
• two bathrooms • two reception rooms • kitchen
• conservatory • established gardens • impressive park
views • off-street parking.

About 7 Dorking Road

Located on this attractive residential road lying within a mile of the town centre and a mainline station 7 Dorking Road is a sizeable, handsome and detached Victorian townhouse, ideally placed for the amenities and extensive choice of primary and secondary schools within the town.

The house benefits from tall ceiling heights and well-proportioned rooms that enjoy plenty of natural light and are well-presented throughout. The accommodation which is arranged over four floors can be configured to suit the individual needs of a family, offering flexibility and longevity.

On entering the house, the ground floor offers two similar sized reception rooms; to the front the sitting room enjoys a large bay window with fitted louvered shutters and fireplace with woodburner; the other reception room (which could be a further bedroom if required) enjoys the wonderful view of the nearby park to the rear, a modern family bathroom completes the accommodation on this floor. Stairs rise to the first and second floors where three further double bedrooms, a fourth single bedroom and further bathroom suite are situated.

The lower ground floor currently provides a large

cellar, with a separate utility room, that has direct access to the garden. The modest kitchen, benefits from a very useful pantry cupboard and old coal hole cupboard and effectively utilises the available space, with a range of base and wall units that provide further good storage and preparation space; the kitchen opens onto the conservatory/diner which in turn opens onto and overlooks the gardens and park to the rear.

The lower ground floor is an exciting proposition being the area within the house that is ready to have a new family put their own stamp on the property; planning permission, secured in November 2020, is in place to reconfigure and update this space should buyers wish to do so. Full details are available on the Tunbridge Wells Borough Council Website Ref: 20/02412/FULL

The established rear garden has been much improved by our clients with two paved terraces connected by a smart paved pathway which travels the length of the garden, with a generous expanse of lawn and attractive planting framing the boundaries, creating a lovely area for child's play and outdoor entertaining. The enclosed side access to garden provides a screened storage area for items such as bicycles and wheelie bins.





To the front of the property 7 Dorking Road enjoys driveway parking for a number of cars, which is a further important and coveted asset for this central town location.

Local Info

Dorking Road is tucked away on the northeast side of Tunbridge Wells and benefits from its proximity and views over neighbouring Grosvenor and Hilbert Park; this park has been rejuvenated in recent years and offers Table 8 Café, The Hub, many historical features such as Marnock Lake and dripping wells, the Community Orchard and much more. The town centre is just 0.8 miles away on foot with High Brooms mainline station also just 0.8 miles away on foot. Royal Tunbridge Wells is an historic spa town located about thirty miles south of London, surrounded by countryside and offering a popular base for commuters. The town offers excellent cultural, leisure and shopping attractions including many cafés, restaurants including The Ivy and two theatres. Tunbridge Wells High Street (about 1.3 miles on foot) is linked by the delightful Chapel Place walkway to the historic Pantiles, known for its charming Georgian colonnade and summer Jazz festivals. There are cricket and tennis facilities at the Nevill grounds and the renowned Nevill Golf Club is also within convenient reach. Combined with the extensive choice of highly-regarded schools in the area, Tunbridge Wells is an excellent choice for families.

There are many highly-regarded state and private schools in the area including St James' Primary, Skinners' Grammar School for boys, Tunbridge Wells Girls' Grammar, St Gregory's Catholic School, Bennett Memorial Diocesan, Tunbridge Wells Boys' Grammar, Rose Hill Preparatory and Beechwood Sacred Heart. Communications: High Brooms Mainline Station 0.8 miles on foot. The Centaur Commuter Coach also stops opposite this station. The M25 can be accessed at junction 5 via the A21, linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel terminus. Agent's note: We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

Tenure
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Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

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Approximate Area 189.8 sq m / 2043 sq ft (Including Cellar)

Including Limited Use Area (5.7 sq m / 61 sq ft)



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Becky Card

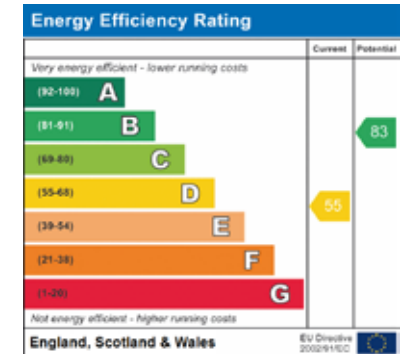
Savills Tunbridge Wells

01892 507 000

tunbridgewells@savills.com



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