



MARIAN HOUSE, NEVILL PARK

TUNBRIDGE WELLS - £1,400,000



WOOD & PILCHER

Marian House

Nevill Park, Tunbridge Wells, TN4 8NW

Entrance Lobby - Cloakroom - Hallway - Music Room - Dining Room - Downstairs Shower Room – Breakfast Room - Kitchen With Utility Space - Study - First Floor Landing - Bedroom With En Suite - Master Bedroom - Further Bedroom - Bathroom - Principal Sitting Room With Access To Balcony - Generous Cellar Areas - Front Courtyard Area - Shared Driveway Leading To Off Road Parking - Double Garage - Rear Garden With Swimming Pool

Located on Nevill Park, one of Tunbridge Wells' pre-eminent property addresses, a most impressive part-attached period property with a wealth of flexible living space, a host of period features and a most impressive salon style principal lounge on the first floor, adjacent to the master bedroom suite. Externally, the property has generous parking to the front in the form of a double garage with further enclosed paved space and a low maintenance rear garden with further areas of flagstones, areas of lawn and an open swimming pool. The property is enclosed by secure, higher level walls. A glance at the attached photographs and floorplan will give an indication as to both the exceptional design and individual nature of this house and we do encourage all interested parties to make an early appoint to view to avoid disappointment.

Access is via a front door with two inset opaque glass panels leading to:

ENTRANCE LOBBY:

Areas of fitted coir matting, further areas of stone flooring, feature cornicing. Door leading to:

CLOAKROOM:

Low level wc, wall mounted wash hand basin with tiled splashback, part tiled walls, carpeted, feature cornicing, radiator. Opaque sash window to the side.





HALLWAY:

Of a good size and set to parquet flooring with feature cornicing and ceiling rose, stairs to the first floor, two radiators. Door to understairs cupboard and door to rear. Georgian style partially glazed French doors to:

MUSIC ROOM:

Parquet flooring, ceiling rose, feature cornicing, radiator. Partially glazed casement doors to the front and floor to ceiling sash windows to either side. Good space for lounge furniture and for entertaining, areas of fitted book shelves. Double doors leading to:

CUPBOARD:

Parquet flooring, good areas of fitted shelves, good general storage.

DINING ROOM:

Parquet flooring, excellent space for lounge furniture and entertaining. Two sash windows to the front with fitted blinds. Beautiful feature fireplace with copper hood and marble mantle, hearth and surround with areas of fitted shelving in alcoves to either side of the chimney breast. Feature cornicing, further feature recess with service hatch, radiator, various media points.

DOWNSTAIRS SHOWER ROOM:

Fitted with a pedestal wash hand basin, low level wc, walk in fitted shower cubicle with glass screens and single shower over. Tiled floor, part tiled walls, radiator with associated towel radiator. Opaque double glazed window to the side.

BREAKFAST ROOM:

Parquet flooring, radiator, serving hatch to the lounge. Good space for table, chairs and entertaining. Georgian style sash window to the rear. Fitted cupboard with good areas of fitted shelving. This in turn is open to:

KITCHEN:

Fitted with areas of low level cupboards with a polished granite work surface. Space for large freestanding Range cooker, space for dishwasher. Inset one and a half bowl sink with mixer tap over. Tiled floor. Windows to the rear courtyard gardens with fitted blinds. Door leading to an additional space suitable for a large fridge/freezer etc. (Buyers should be advised that a number of the units within the kitchen are freestanding and not included within the transaction). A partially glazed door leading to the rear courtyard. Further another door leading to a long and extremely versatile utility space with excellent areas of storage, a skylight, space for a tumble dryer, floor mounted boiler, hot water cylinder and good additional space. Windows and a partially glazed door returning to the front courtyard.

STUDY:

Carpeted, space for lounge furniture, various media points. Georgian style sash window to the rear. Feature recess as well as a low level fitted cupboard with inset drawers.

FIRST FLOOR LANDING:

Carpeted. The landing divides into two directions, on one side there is a radiator, windows to the rear courtyard and door leading to:

BEDROOM:

Carpeted, various media points. Dual aspect sash windows, one set to the inner courtyard and one set to the rear. Double doors leading to:

EN SUITE SHOWER ROOM:

Fitted with a low level wc, integrated wash hand basin in feature recess with wall mounted mirror and spotlight, corner shower cubicle with electric shower and single head. Tiled floor, part tiled walls, extractor fan, wall mounted towel radiator, inset spotlights to the ceiling.

FIRST FLOOR LANDING:

The second area of landing is carpeted, a feature arch, period cornicing, radiator. Areas of additional fitted storage cupboards. Door leading to:

BEDROOM:

Carpeted, radiator. Georgian style sash windows to the rear, feature cornicing. Areas of fitted mirror fronted wardrobes with further storage above and other areas of lower level fitted cupboards with shelving.

PRINCIPAL SITTING ROOM:

Areas of parquet flooring, excellent space for entertaining, various media points, feature cornicing and feature ceiling rose. Partially glazed casement windows leading out to a generous balcony. (The balcony is due to be re-tiled shortly and will be available for inspection prior to exchange of contracts). Feature marble fireplace with marble surround and hearth with areas of exposed brickwork within. Two radiators. Door leading to:

MASTER BEDROOM:

Carpeted, excellent space for a bed and associated bedroom furniture. Feature marble fireplace with copper hood and marble surround and hearth. Areas of fitted wardrobes to either side of the chimney breast, feature cornicing. Sash window. Doors leading to the aforementioned balcony which also joins the principal lounge. Further door returning to the landing area.

BATHROOM:

Fitted with a roll top bath, low level wc, two wash hand basins inset to a polished marble top with storage below. Tiled floor, towel radiator, further radiator. Good areas of general fitted cupboard storage. Sash window.

GENEROUS CELLAR AREAS:



OUTSIDE FRONT:

The property is accessed via a shared drive leading from Nevill Park. There are cast iron gates leading to a large paved courtyard area with ample parking space, areas of mature Wisteria and access to an excellent sized double garage with up and over doors. The property has rendered retaining walls.

OUTSIDE REAR:

The lower courtyard area is accessed via the principal entrance hallway as well as the kitchen and is set to paving stones with excellent space for entertaining and with high rendered walls. External tap. There are steps leading up to a higher garden level which has good areas of paving alongside two separate pedestrian doorways each with 'Decimus Burton' arches and further double gates leading to the rear. Further area of raised garden with a good area of grass lawn and mature shrub bedding to either side, retaining brick walls. An external swimming pool with generous paving around and steps leading up and leading to the aforementioned private balcony adjacent to the master bedroom and principal lounge and further steps leading up to the roof area.

SITUATION:

The property is located on Nevill Park in central Tunbridge Wells. Its premier location affords not only good access to everything Tunbridge Wells offers but also the return to an upmarket and private estate. Tunbridge Wells itself has a wide mix of social, retail and educational facilities including two theatres, a number of sports and social clubs and a particularly good range of independent restaurants, retailers and bars located principally between Mount Pleasant and the Pantiles with a further and wider range of multiple retailers at the nearby Royal Victoria Place shopping precinct, Calverley Road and the North Farm retail park development. The town has a good number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are readily accessible from the property. Tunbridge Wells has a main line station with fast and frequent services to both London termini and the South Coast.

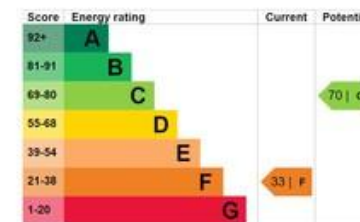
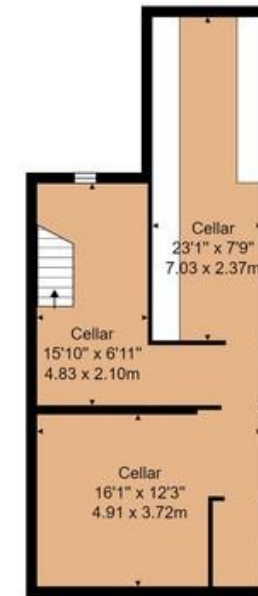
TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





House Approx. Gross Internal Area 2539 sq. ft / 235.9 sq. m
 Approx. Gross Internal Area (Including Basement & Cellar) 3439 sq. ft / 319.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

23 High Street, Tunbridge Wells,
 Kent, TN1 1UT
Tel: 01892 511211
 Email: tunbridge.wells@woodandpilcher.co.uk
 BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



