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PILCHER**

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- Beautiful Mews Style Property
- No Onward Chain
- Desirable 'Village' Location
- Two Double Bedrooms
- Off Road Parking
- Energy Efficiency Rating: D

Grove Hill Road, Tunbridge Wells

GUIDE £425,000 - £450,000

woodandpilcher.co.uk

5 Grove Hill Mews, Grove Hill Road, Tunbridge Wells, TN1 1BN

This beautifully presented mews house has the most convenient location you can wish for being a very short walk to the High Street, Claremont School and mainline rail station and set within the popular 'Village' area of the town centre. The history of Grove Hill Mews begins with John Ward engaging Decimus Burton to be his architect for the new town. The Mews were built on the southwest edge of the Calverley Development in about 1836 and were to provide stabling for the horses and garaging for the carriages used by the owners of the nearby villas in Calverley Park. There were two cottages in the front, facing Grove Hill Road, each with a block for stabling and carrying behind and separated by a courtyard. Also dating from this period is The Pound, a local landmark adjacent to the mews on the east side. This is where the police kept stray animals until claimed in this distinctive squat building with its slate roof. The current accommodation comprises an open plan living area with converted garage which could be used as further reception space with shower room on the ground floor with two double bedrooms and bathroom on the first floor. The property has a garden to the side of the property and the benefit of off road parking.

ENTRANCE:

Via entrance door into:

PORCH:

Tiled floor, shelving to side, gas meter and electrical consumer unit.

ENTRANCE HALL:

Stairs to first floor, shelving to side, radiator.

OPEN PLAN LIVING AREA:

A spacious room with sitting area with double glazed window to front and further sash window to side with secondary glazing, wooden flooring, radiator, wall mounted feature fireplace, fitted bookcase. The kitchen area has two velux windows, a good range of wall, base and drawer units with complimentary worktop, built in oven with gas hob and extractor fan above, inset one and a half bowl sink and drainer with mixer tap, space for dishwasher, built in fridge and freezer.

CONVERTED GARAGE:

This room could have a number of uses with sliding doors for front, wooden flooring, built in cupboards with spaces for washing machine and tumble dryer and further storage.



SHOWER ROOM:

Shower cubicle with Aqualisa shower, wall mounted wash hand basin, low level WC, extractor fan, tiled floor, part tiling to walls, radiator, light with shaver point.

FIRST FLOOR:**LANDING:**

Double glazed window to rear, built in airing cupboard housing wall mounted gas central heating boiler and hot water tank, radiator, carpet.

BEDROOM:

A double bedroom with dual aspect windows to front and side, radiator, carpet.

BEDROOM:

A further double bedroom with double glazed window to front, a range of built in wardrobes, radiator, carpet.

BATHROOM:

A white suite comprising p-shaped panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed window to side, vinyl flooring, part tiling to walls, radiator.

GARDEN:

Side garden with walled boundary, decorative gravel area with mature shrubs.

PARKING:

There is an off road parking space to the front of the property.

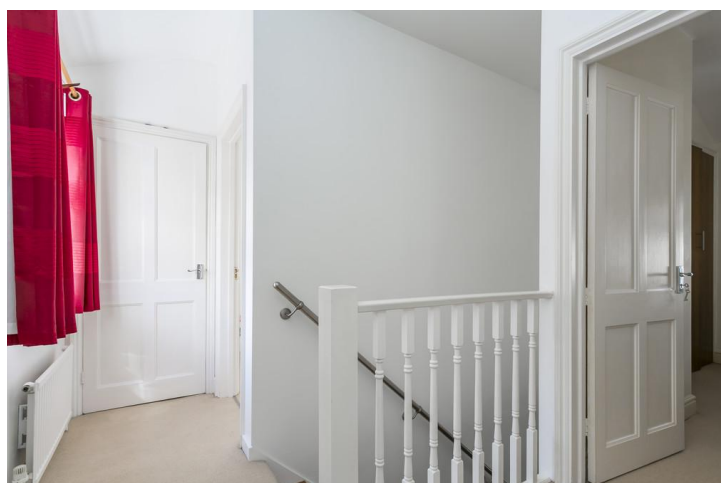
SITUATION:

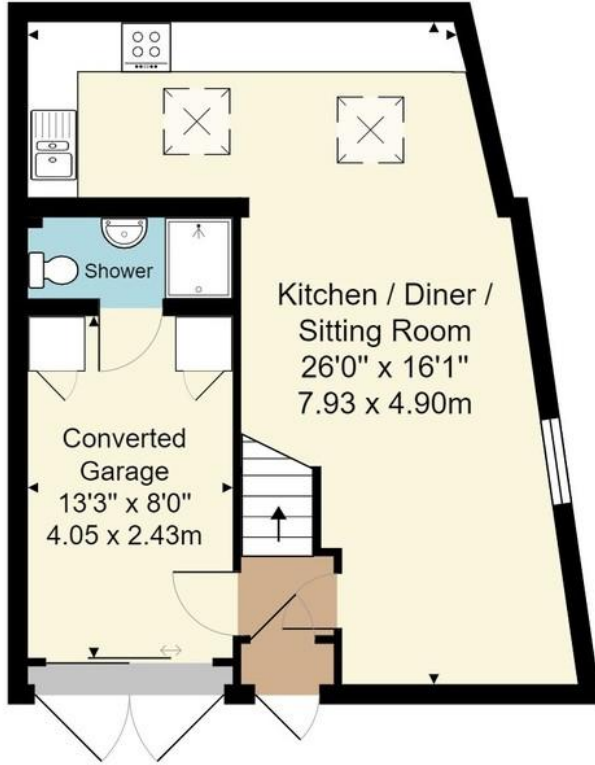
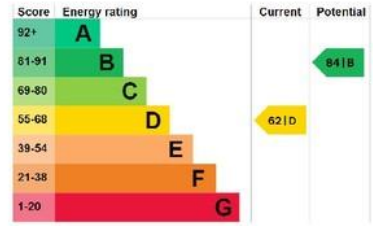
Grove Hill Road is in the preferred 'village' area of Tunbridge Wells and runs down to the railway station itself. To this end it offers tremendous access to many of the towns best social, retail and educational facilities, including a number of sports and social clubs, two theatres, a good number of primarily independent retailers, restaurants and bars between Mount Pleasant and the Pantiles as well as access to some of Tunbridge Wells' most preferred schools. The town itself has further principally multiple retail outlets at nearby Calverley Road, the Royal Victoria Place and North Farm Estate and offers fast and frequent railway services to both London termini and the South Coast.

TENURE: Freehold

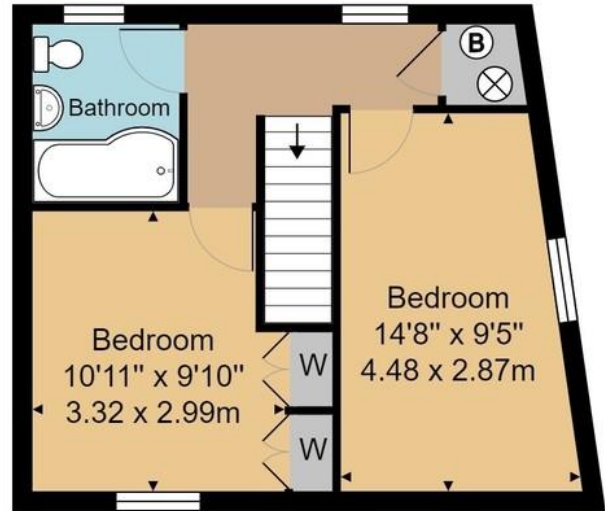
COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211





Ground Floor



First Floor

Approx. Gross Internal Area 861 ft² ... 80.0 m²

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.

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