



BELLE VUE, DUKES DRIVE  
TUNBRIDGE WELLS - OFFERS IN EXCESS OF £1,250,000



# Belle Vue

13 Dukes Drive, Tunbridge Wells, TN2 5FA

**Executive Family Home In Prestigious Development - Far Reaching Countryside Views - Beautifully Presented & Maintained - Substantial Accommodation Arranged Over Three Floors - Large Entrance Hall - Cloakroom - Impressive Kitchen/Living Area - Utility Room - Sitting Room - Family Room - Master Suite With Dressing Area & En Suite - Five Further Bedrooms With Two En Suites - Integral Garage - Driveway For Several Vehicles - Gardens - Triple Glazing Throughout - Underfloor Heating To The Ground Floor With Individually Controlled Zones By Electronic Thermostat/Programmers - Full Fibre Connection - Full Security System**

This impressive executive family home is set in a desirable location offering far reaching countryside views to the rear. The accommodation is substantial offering over 3000 square feet and being set over three floors with six double bedrooms, three with en suites, spacious family living areas to include an open plan kitchen/dining area as well as a separate sitting room and further family room. A large entrance hall, utility room and cloakroom complete the ground floor. The property is beautifully presented and has been well maintained by the current owners. The highlight of the property is the rear garden and the patio area that offers far reaching views over the surrounding countryside. To the front is access to the integral garage and block paved driveway offering off road parking for several vehicles. The property enjoys triple glazing throughout with the ground floor having underfloor heating and radiators to the upper floors. An internal viewing is highly recommended to appreciate the size, quality of finish and also the outstanding position with the views behind.

Access is via main entrance door with glazed panels to side into:





**ENTRANCE HALL:**

A welcoming wide open space offering good storage with two store cupboards, one being a shallow cupboard with electric consumer unit and other utilities and a further understairs cupboard suitable for coat storage etc. Tiled flooring, downlights, stairs to first floor.

**SITTING ROOM:**

A good sized cosy room with box bay window to the front with fitted shutters, cornice detailing and carpet.

**FAMILY ROOM:**

A further substantial reception room enjoying the impressive views to the rear and having doors opening onto the garden entertaining space. Further doors lead through to:

**KITCHEN/DINING/LIVING AREA:**

**Living Area:** An impressive area having had changes made by the current owners to the original kitchen layout which has further enhanced this entertaining space and created defined areas for the kitchen and dining spaces together with a further family/sitting area.

**Kitchen:** The kitchen is of a contemporary design with gloss wall and base units with complementary quartz worktop with feature island unit with breakfast bar and drawers underneath. Space for a large American style fridge/freezer. Inset one and a half bowl sink and drainer with Qettle kitchen boiling water tap with integrated filtered cold water. Inset 'Bosch' five ring induction hob and two eye level ovens/microwave oven. Built in 'Bosch' dishwasher and wine fridge

**Dining Area:** Space for a sizeable dining table and chairs. Tiled flooring throughout and downlights.

**UTILITY ROOM:**

A further range of wall and base units with complementary worktop. Spaces for washing machine and tumble dryer. Inset sink and drainer with mixer tap, downlights. Part glazed door to side. Door to integral garage.

**FIRST FLOOR LANDING:**

Door with glazed side panels leading to the feature balcony. Built in linen cupboard with shelving, built in airing cupboard housing the pressurised hot water system, radiator, carpet.

**MASTER SUITE:**

A spacious bedroom with door and side windows to the rear offering far reaching views.

**Dressing Area:** With a range of built in wardrobes, carpet.

**En Suite:** Fitted with an inset bath, large built in shower cubicle, low level wc, built in wash hand basin with drawers underneath. Tiled floor, heated towel rail, illuminated mirror, downlights, extractor fan. Window to side.

**BEDROOM 2:**

A double bedroom with built in wardrobes, radiator, carpet. Window to rear.

**EN-SUITE:**

Featuring a large shower cubicle, wash hand basin with drawers underneath, low level wc. Tiled floor, part tiling to walls, heated towel rail, downlights, extractor fan. Window to side.

**BEDROOM 3:**

A further double bedroom, radiator, carpet. Window to front.

**BEDROOM 4:**

Window to front, radiator, carpet.

**FAMILY BATHROOM:**

Fitted with a wash hand basin with drawers underneath, panelled bath with hand held shower attachment, low level wc, large shower cubicle. Tiled floor, part tiling to walls, heated towel rail, downlights, extractor fan. Window to rear.

Stairs from first floor landing to:

**SECOND FLOOR LANDING:**

Built in store cupboards/wardrobes, carpet.

**BEDROOM 5:**

A spacious room providing the possibility of further furniture so could be used as a games room or further sitting room if required, radiator, carpet. Two double glazed Velux windows, further window to side.

**BEDROOM 6:**

Double glazed Velux window, further window to side, radiator, carpet.

**EN-SUITE:**

Fitted with a large shower cubicle, low level wc, wash hand basin with drawers underneath. Tiled flooring, part tiling to walls, heated towel rail, illuminated mirror, downlights, extractor fan.



**OUTSIDE REAR:**

Southerly facing garden with views across East Sussex Weald farmland, an Area of Outstanding Natural Beauty. Patio area to the immediate rear of the property leading to further raised decked area with Sun Systems Gazebo with opening roof and integral side sun-screens (available subject to negotiation), perfect for use as an entertaining space and enjoying the aforementioned substantial views with 240V waterproof sockets. Area of lawn with fencing to boundaries, further sunken firepit area, mature shrubs to borders.

**GARAGE:**

An integral garage with an electric/remote up and over door to front and rear personal door into the utility area, power and light. Wall mounted gas central heating boiler.

**OUTSIDE FRONT:**

To the front of the property there is a block paved driveway offering off road parking for several vehicles. Area of garden with lawn and planting to borders with gated side access.

**SITUATION:**

The property is located in a 'Prestigious Development' which runs off of the Bayham Road south of Tunbridge Wells town centre and provides a toddlers playground and a green community space where the residents hold annual gatherings / BBQs etc. The property is surrounded by similar sized properties and beyond this areas of countryside and Tunbridge Wells Rugby Club. The town centre itself is under a mile distant with its excellent mix of social, retail and educational facilities. These include a host of independent restaurants and bars located primarily between The Pantiles and Mount Pleasant alongside further multiple retailers at both North Farm and the Royal Victoria Place shopping centre. The town has 2 mainline railway stations, each of which serve London termini and the south coast. Tunbridge Wells is particularly well represented by its schools having a number of highly regarded establishments at primary, secondary, grammar and independent levels.

**TENURE:** Freehold

Service Charge - currently £467.88 per year for the upkeep of the road, green area and playground etc.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:** G

**VIEWING:** By appointment with Wood & Pilcher 01892 511211





Ground Floor



First Floor



Second Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92A       |
| 81-91 | B             | 88B     |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Approx. Gross Internal Area 3222 ft<sup>2</sup> ... 299.4 m<sup>2</sup>

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.

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