



Meadow Hill Road, TN1

Approximate Gross Internal Area = 184 sq m / 1976 sq ft
Approximate Outbuilding Internal Area = 3 sq m / 31 sq ft
Approximate Total Internal Area = 187 sq m / 2007 sq ft
(excludes restricted head height)



1 Meadow Hill Road

Tunbridge Wells, TN1 1SQ



An exceptionally well executed restoration of a spacious 5 bedroom period town house beautifully presented throughout with large well-proportioned tall ceiling rooms retaining architectural features further enhanced with a stunning side return Miele kitchen with full height sliding doors to garden, prime oak herringbone throughout the ground floor and enjoying an enviable position between the Grove and Calverley Parks within minutes' walk of the central station.

Recessed Covered Porch, Hall, Living Room, Snug, Cloakroom, Kitchen/Dining Room, Principal Bedroom ensuite Shower Room, 3 further Bedrooms, Study/Bedroom 5, Bathroom, Gas Fired Central Heating, Double Glazed Sash Windows, Courtyard Garden, Permit Parking available.

Guide price £1,100,000 Freehold *No forward Chain*

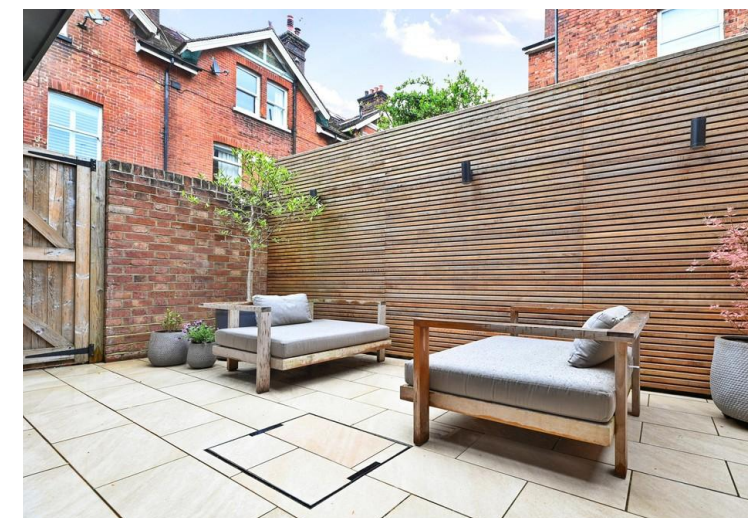
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Property Description

- ◆ A beautifully presented end of terrace period town house with large well-proportioned accommodation arranged over 3 floors in a sought after location close to the mainline station.
- ◆ Comprehensively restored in recent years and extended with a side return kitchen and remodelled first floor accommodation to incorporate luxuriously appointed ensuite and separate bathroom.
- ◆ The well-presented and redesigned accommodation caters for modern day living yet retains the integrity and architectural features of its period.
- ◆ Ideal location for buyers who wish to be within walking distance to the vibrant Pantiles, High Street and central station and Clarendon Primary School.
- ◆ The house stands elevated from Meadow Hill Road and is approached by gentle steps to a covered porch.
- ◆ Attractive front door with stained glass panels leads into an impressive hall retaining moulded cornice and the arched brackets plus period staircase that spans the first and second floor.
- ◆ Well-appointed cloakroom and adjacent understairs storage cupboard.
- ◆ The prime oak herringbone floor is fitted in all the rooms on the ground floor and is heated in the kitchen/dining area.
- ◆ Well-proportioned living room with a bay window with shutters to the front.
- ◆ Magnificent fireplace with slate hearth and surround, moulded corning, and period style column radiators.
- ◆ The attractive period style radiators feature throughout the house.
- ◆ One of the features of the property is its stunning side return kitchen with adjoining snug, and no doubt will be one of the most lived in parts of the property as it is beautifully light with a full height and ultra slim profile sliding doors leading to the courtyard garden plus a large skylight.
- ◆ The quality fitted kitchen has been designed and installed by English Rose an independent local family company, hand painted and featuring Compac



Quartz honed worksurfaces and large island unit which incorporates a breakfast bar and Franke sink and hot water tap.

- ◆ Comprehensively fitted with a range of cupboards and drawers, with integrated Miele appliances which include 5-burner hob with extractor above, microwave/steam oven, warming drawer, fan assisted oven, dishwasher, Liebherr Fridge and Freezer.
- ◆ The adjoining snug is fitted with a woodburning stove, and a purpose built Cat 6 media hub with points to all rooms and central source for a Sonos (or equivalent) for the ceiling speakers on the ground floor plus bathroom and ensuite shower.
- ◆ Well-proportioned principal bedroom has a pair of shuttered sash windows to the front, moulded corning together with an attractive marble fireplace surround with cast iron inset.
- ◆ Large walk-in ensuite shower with hand and drench showers, wall hung WC and matching wall hung double width washbasin, tiled floor, and towel rail.
- ◆ All bathrooms in the house have been installed with Lusso Stone sanitary ware, Crosswater taps and heated flooring.
- ◆ Large bath/shower room with wall hung washbasin and WC, standalone oval bath, walk in shower with drench and handheld showers, towel rail and window.
- ◆ Bedroom 2 currently being used as an office with window to the rear.
- ◆ Laundry cupboard housing Worcester boiler with 295 litre capacity unvented hot water tank, slatted linen shelves and storage.
- ◆ Original period staircase leads to the second floor landing with a utility cupboard which houses plumbing for washing machine, shelving and also access to an attic which is part boarded with ladder and light connected.
- ◆ Off the landing are 3 good sized bedrooms with attractive views across the town from the front bedroom.

Outside

- ◆ Small area of raised garden to the front.
- ◆ An attractive courtyard garden is accessed via ultra slim profile sliding doors promoting in and out living and features an illuminated canopy and bounded by lateral beech wood fencing with matching doors opening into useful shelved storage cupboard.
- ◆ The courtyard garden benefits from side access.

Practicalities

- ◆ The extensive restoration programme together with the installation of luxuriously appointed kitchen and bathrooms, central heating system, complete rewiring, replastered walls, and ceilings was finished in 2018.
- ◆ Cat d points to all rooms.
- ◆ The original sash windows have been overhauled and installed with double glazing, the heated kitchen floor is zone controlled.

Location

- ◆ Central and convenient location within minutes' walk of the High Street, Central station, and historic Pantiles.
- ◆ Convenient location for Clarendon Primary School and the towns Secondary and Grammar schools.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

