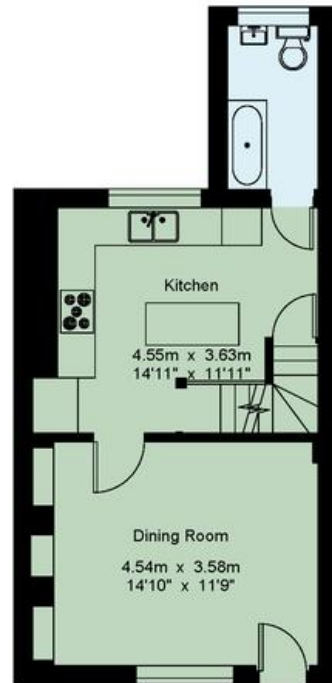
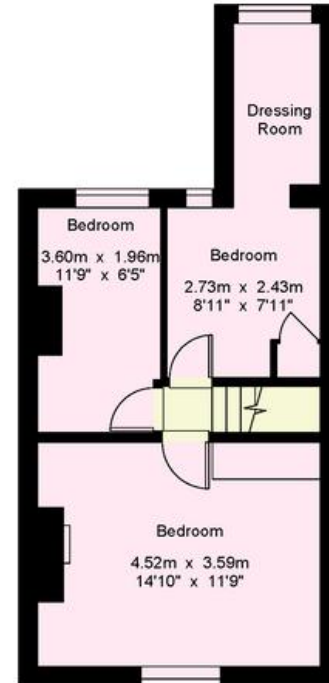


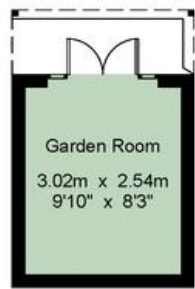
Lower Ground Floor



Ground Floor



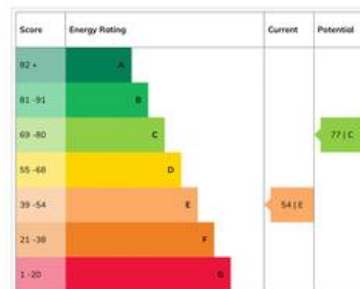
First Floor



Garden Room  
3.02m x 2.54m  
9'10" x 8'3"

### Hawthorn House

House - Gross Internal Area : 105.6 sq.m (1136 sq.ft.)  
Garden Room - Gross Internal Area : 7.8 sq.m (83 sq.ft.)



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## Hawthorn House, Sandhurst Road

Tunbridge Wells, TN2 3SP



A significantly improved and thoughtfully remodelled Victorian town house with far reaching views over a designated Area of Landscaping Importance. Accommodation over three floors includes a stylish kitchen and sitting room with two large open out floor to ceiling doors giving access to a south facing tiered garden, designed for outside dining and seating (includes garden room). Convenient location within 0.5 miles to High Booms station.

Sitting Room, Dining Room, Kitchen, Utility Room, WC/Cloakroom, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Garden Room, Front and Rear Gardens.

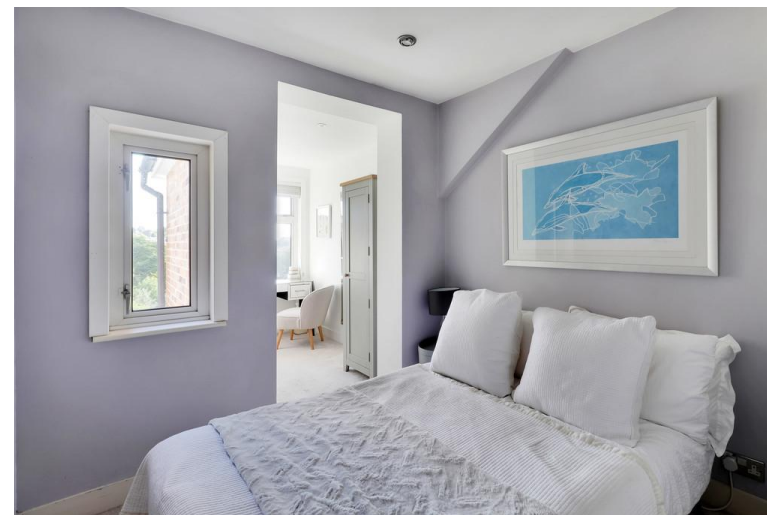
**Guide Price £600,000 - £625,000 Freehold**



29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

www.sumnerpridham.co.uk  
info@sumnerpridham.co.uk  
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



◆ A stunning sitting room with floor to ceiling double glazed bay window incorporating two large open out floor to ceiling doors plus velux curved glass rooflight maximising available daylight. Feature wall mounted illuminated 'gazco' fireplace and under stair cupboard. Cloakroom recently refurbished with WC, washbasin with cupboard beneath, tiled wall and illuminated display recess.

◆ Utility room with work surfaces, space for fridge, a good range of cupboards, circular stainless steel sink, plumbing for washing machine and gas fired Worcester boiler providing central heating and domestic hot water.

◆ First floor landing gives access to three bedrooms.

◆ Bedroom 1 to the front with attractive windows fitted with plantation shutters, period cast iron fireplace and fitted wardrobes.

◆ Bedroom 2 fitted cupboard with hanging space and window with stunning view.

◆ Bedroom 3 also takes advantage of the stunning view and can be either used as an office or third bedroom.

◆ All rooms on this floor have attractive pine doors with architraves, plus an access to a partially boarded loft with light and ladder connected.

#### Outside

◆ The property is set back from the road with an attractive landscaped formal garden.

◆ The rear garden is a superb feature of the property, screened by attractive hedges providing privacy and where far reaching views can be enjoyed. Easy access from the floor to ceiling doors in the sitting room encourages outside dining.

◆ The second tier gives access to a garden room which has power and light connected and includes a sound system for entertaining.

◆ A third tier incorporates a pergola and creates an ideal space for outside relaxation.

◆ There is a generous storage area at the bottom.

#### Location

◆ Walking distance to the beautiful Dunorlan Park.

◆ High Brooms mainline station 0.5 miles and easy access to A21.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham

[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

## Property Description

◆ A beautifully presented Victorian town house retaining period features, successfully remodelled to provide stylish accommodation over three floors.

◆ Convenient location within 0.5 miles to a mainline station and easy access out onto the A21.

◆ The interesting and beautiful accommodation is arranged as follows.

◆ Attractive front door leads into a dining room with polished floorboards, open fireplace (not used), column radiator and a set of three double glazed windows fitted with plantation shutters, illuminated display shelves and cupboards.

◆ Continuation of the polished floorboards in the dining room through to the kitchen. Fitted with a comprehensive range of cupboards, light quartz work surfaces, one and half bowl stainless steel sink below a window to enjoy the views and matching island/breakfast bar.

◆ AEG appliances include dishwasher, fridge and freezer, five ring gas hob with extractor, combination microwave and competence fan oven.

◆ Well-appointed bathroom with heated floor, panelled bath with shower above and glass screen, towel rail, washbasin with cupboard beneath, WC and window with view.

◆ Part glazed staircase with pine treads down to the lower ground floor.

