



BAYHAM ROAD  
TUNBRIDGE WELLS - £1,125,000



# 47 Bayham Road

Tunbridge Wells, TN2 5HU

**Large Reception Lobby Area – Sun Room - Lounge With Feature Fireplace – Garden Room With Doors To Garden - Dining Room With Wood Burner - Contemporary Kitchen/Breakfast Room - Cloakroom - Study - Utility Room - First Floor Landing - Main Bedroom With En-Suite Shower Room - Three Further Bedrooms - Family Bathroom - Rear Garden With Large Detached Garage - Front Garden & Large Driveway Providing Off Road Parking For Numerous Vehicles**

Located towards the southerly side of Tunbridge Wells town centre in a plot of approximately 1/3 of an acre (tbv), a four bedroom detached property with excellent entertaining space, generous parking, good bedroom sizes and ripe for further extension and development, subject to the necessary permissions being obtainable. The property is well positioned for access to both Tunbridge Wells town centre itself as well as attractive Areas of Outstanding Natural Beauty just over the East Sussex border nearby. In their time of ownership, the current owners have made significant effort to present not only an attractive house but also beautiful, well stocked gardens. As currently arranged, the property has a generous principal reception hallway with a large lounge, a front sun room and rear garden room, a further excellent sized dining room with further kitchen/breakfast room, study, cloakroom and utility room to the ground floor. There are four bedrooms (of which one has an en-suite facility) and a further family bathroom to the first floor. We consider that only by arranging an appointment to view can one fully realise the potential this property holds and to this end we would encourage interested parties to not only arrange a viewing but to do so at their earliest convenience.

Access is via a partially glazed double glazed door with inset panel with two further glass panels to either side, leading to:





**LARGE RECEPTION LOBBY AREA:**

Tiled floor, two radiators, feature fireplace with wooden mantle and surround and a tiled hearth with cupboard to one side, corning, picture rail, stairs to the first floor. Door to an understairs cupboard, door to a further cupboard with good areas of storage with coat rail and fitted shelving, wall mounted thermostatic control, wall mounted burglar alarm control. Double doors leading to:

**SUN ROOM:**

To the front of the property with tiled floor, picture rail, feature arch, feature skylight with Georgian style double glazed windows to the front and further areas of sliding double glazed doors to the front and glass windows returning to the dining room.

**LOUNGE:**

Of an excellent size and with ample room for lounge furniture and entertaining, carpeted, two radiators, picture rails, feature corning, various media points. Feature bar area with good under counter storage space, areas of floating glass shelving and space for 2/3 seats. Feature fireplace with bresummer beam, areas of exposed brickwork, stone floors and a large inset wood burner. Georgian style double glazed windows to the front with fitted Roman blind. Two sets of Georgian style windows to the side each with Roman blinds and sliding double glazed doors leading to a rear conservatory with curtains.

**GARDEN ROOM:**

Wood effect tiled floor, sliding double glazed doors leading to the rear garden and further reception space.

**DINING ROOM:**

Of an excellent size and with ample space for dining table and chairs, wood effect flooring, radiator, picture and dado rails, feature corning. Cast iron wood burner inset to the chimney. Double glazed windows leading to the front conservatory.

**KITCHEN/BREAKFAST ROOM:**

Of a contemporary style with feature floor and space for breakfast table and chairs. Range of white wall and base units and a complementary polished granite work surface. Inset one and a half bowl sink with mixer tap over. Space for Range master style gas cooker with feature tiled splashback and extractor hood over. Space for freestanding dishwasher, space for low level fridge. Large walk-in pantry with tiled walls, fitted shelving and opaque double glazed window to the rear. Good general storage space, part tiled walls, radiator, inset spotlights to the ceiling. Georgian style double glazed windows to the rear with fitted roller blind affording attractive views across private gardens.

**CLOAKROOM:**

Wood effect flooring, low level WC, wall mounted wash hand basin with tiled splashback, wall mounted towel radiator, dado rail, corning, extractor.

**STUDY:**

Carpeted, radiator. Good space for study furniture and good areas of fitted shelving. Georgian style double glazed door to the rear with fitted blind and further Georgian style window to the rear.

**UTILITY ROOM:**

Of an excellent size with wood effect flooring, areas of wall and base units and a complementary wood effect work surface, radiator. Inset single bowl stainless steel with mixer tap over. Space for washing machine. Space for a large American style fridge/freezer. Areas of fitted coat rails, areas of floating shelving, cupboard with inset boiler. Georgian style double glazed window to the rear and Georgian style partially glazed double glazed door to the rear.

**FIRST FLOOR LANDING:**

Large carpeted landing area, radiator, areas of sloping ceiling, picture rail, good areas of fitted bookshelves. Velux window to the front affording views across adjacent private gardens with trees beyond. Door to a deep airing cupboard with inset hot water cylinder and areas of fitted shelving. Mirror fronted fitted wardrobe with areas of fitted coat rails and shelving. Doors leading to:

**BEDROOM:**

Of an excellent size, carpeted, radiator. Space for a large bed and associated bedroom furniture. Good areas of fitted cupboard space and further areas of fitted wardrobes, some mirror fronted. Partially glazed door leading to:

**EN-SUITE SHOWER ROOM:**

Large walk-in shower with two heads, low level WC, wash hand basin with mixer tap over and good storage around, wall mounted towel radiator, wood effect flooring, part tiled walls, inset LED spotlights to the ceiling, extractor fan. Velux window to the side.

**BEDROOM:**

Carpeted, radiator, area of exposed woodwork. Good space for large double bed and associated bedroom furniture. Door to under eaves storage area. Double glazed windows to the rear affording views across private gardens and higher level Velux window to the side.

**BEDROOM:**

Carpeted, radiator, areas of sloping ceiling. Space for a single bed and associated bedroom furniture. Double glazed windows to the rear.

**BEDROOM:**

Carpeted, radiator, area of sloping ceiling, areas of exposed woodwork. Of a good size with space for a double bed and associated bedroom furniture. Good sized wardrobes with areas of fitted coat rails and shelving. Georgian style double glazed windows to the front with fitted plantation shutters.

**FAMILY BATHROOM:**

Fitted with a pedestal wash hand basin, low level WC, walk-in shower cubicle with single shower head. Tiled floor, part tiled walls, wall mounted towel radiator, inset spotlights to the ceiling, areas of sloping ceiling, doors to an under eaves storage area, extractor fan. Double glazed windows to the rear with fitted blind.



**OUTSIDE REAR:**

Good areas of paved patio to the immediate rear of the property and affording excellent space for garden furniture and for entertaining. Single step up to the garden mainly laid to lawn with areas of retaining walls, hedge borders and further deep well stocked shrub beds. Stepping stones lead to a lower maintenance area at the rear with a large greenhouse and a further detached shed. Four external taps. Small utility area to the rear of the property, a number of raised beds and a fruit cage. Large, detached garage with ample space for car and general storage with high level ceilings, a mezzanine area and Georgian style double glazed windows returning to the garden and up and over electric door. Subject to permissions being obtainable we consider there are excellent opportunities for conversion of this building to perhaps a summerhouse, for example. To the rear of the building is a further workshop area with sliding double glazed doors. Side gate giving access to the front.

**OUTSIDE FRONT:**

Of an excellent size with good areas set to herringbone brick work affording off road parking for numerous vehicles. Otherwise, the front garden is set principally to lawn with a brick path running broadly towards the front door and towards the front gate. Retaining hedging to all sides. There are well stocked borders with specimen plants and Acer trees and a further low maintenance area to the front set to paving stones with good space for garden furniture and entertaining, a raised bed and a further side gate leading to the rear garden beyond. Areas of raised bedding to the front of the property.

**SITUATION:**

The property is located on Bayham Road to the southerly side of Tunbridge Wells town centre. To this end it not only offers good access to the Pantiles, Chapel Place and Old High Street - with their range of independent retailers, restaurants and bars but also to Sussex villages and open Areas of Outstanding Natural Beauty to the South. The Royal Victoria Place shopping precinct and North Farm are also near at hand. Tunbridge Wells is well regarded for its social and educational facilities including two theatres, a number of sports and social clubs and an excellent range of schools at primary, secondary, independent and grammar levels. The town has two main line railway stations both of which offer fast and frequent services to both London termini and the South Coast.

**TENURE:** Freehold

**COUNCIL TAX BAND:** G

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

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

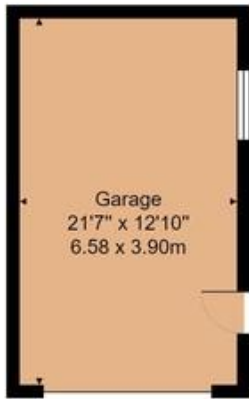
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Planning Permission - On other side of the road.

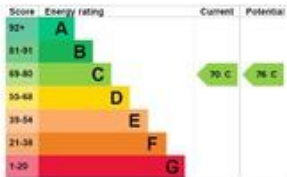




Ground Floor



First Floor



House Approx. Gross Internal Area 2417 sq. ft / 224.5 sq. m  
 Garage Approx. Internal Area 276 sq. ft / 25.7 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.

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