A WELL-PRESENTED CHALET-STYLE HOUSE WITH ANNEXE POTENTIAL SITUATED IN A TUCKED-AWAY CENTRAL LOCATION

- entrance hall
- sitting/dining room
- family room
- kitchen/breakfast room
- study
- bedroom with en suite shower room
- cloakroom

- 3 bedrooms
- family bathroom

- gardens
- driveway parking
- detached single garage
- about 0.21 acres

- EPC = D

DESCRIPTION

The Limes is a contemporary-style property enjoying a very central location, with the mainline station, High Street and main shopping centre all within 0.7 miles. The house has been reconfigured by the current owners to incorporate a former annexe and offers good-sized rooms with a flexible layout, well-suited to modern family life.

The property is centrally placed within a mature plot, allowing for a delightful outlook over the well-stocked gardens, accessed from the reception rooms, study and kitchen/breakfast room. Further points of note include:

- wood flooring to the majority of rooms;
- dual-aspect sitting/dining room with glazed French doors to the garden to either side and a fireplace, also open to the adjoining family room, fitted with a woodburning stove set on a slate plinth;
- family room with sliding glazed doors to a garden terrace and a door out to the front;
- ground floor bedroom with a well-appointed en suite shower room;
- light and spacious triple-aspect kitchen/breakfast room, with an outlook over the garden, fitted with painted units under granite worktops and dramatic coloured glass splashbacks. Under-stairs cupboard and separate housekeeper’s cupboard with space for laundry appliances;
- galleried landing with loft access and an eaves storage cupboard;
- 3 bedrooms and a well-appointed family bathroom on the first floor complete the accommodation.
Outside
The property is approached from the road via double timber gates leading to a brick-paved driveway. The gardens surround the house and feature a mixed planting scheme which combines native and exotic specimens to give year-round colour, texture and form.

A number of different seating areas are arranged to take advantage of the sun and shade throughout the day, each offering a different view of the house and garden. A covered veranda wraps around the western corner of the house, brick paving widening out from this area to form a terrace with direct access from the family room, ideal for catching the sun later in the day, with a lawn beyond sweeping gently towards the western boundary. Further terraces on two levels, accessed from the kitchen/breakfast room and dining room, offer additional options for outdoor dining and entertaining.

A small ornamental pond with a further paved seating area behind lies at the southwestern corner of the lawn, whilst a brick-built single garage with vehicular access from Oakfield Court Road lies towards the northwestern corner of the plot.

SITUATION
The Limes is situated on the eastern edge of the town centre, well placed for local schools, the main shopping centre, Tunbridge Wells High Street and the mainline station. The delightful open spaces of Calverley Ground and Dunorlan Park are accessible within about a 0.4 mile walk of the property.

The historic spa town of Royal Tunbridge Wells is conveniently located about 30 miles south of London, surrounded by countryside and offering a popular base for City commuters. The elegant architecture and variety of cultural, entertainment and shopping attractions, combined with the highly-regarded state and private schools in the area, make the town an excellent choice for families.

State and private schools: Well-regarded schools in the vicinity include Claremont and St Peter’s primary schools, Beechwood Sacred Heart for ages 3-18 and boys’ and girls’ Grammars in Tunbridge Wells and Tonbridge.

Mainline rail: Tunbridge Wells (about 0.4 miles) with services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street from 47 minutes.

Directions: From our offices in Tunbridge Wells head up the High Street towards the station, turning right at the end onto Vale Road. At the roundabout, take the second exit (right) onto Grove Hill Road. Continue for about 0.3 of a mile, turning right into Camden Hill at the sharp left-hand bend as the road becomes Prospect Road. The Limes can be found on the left, on the far corner of the junction with Oakfield Court Road.

Services: Mains gas-fired central heating. Mains water, electricity and drainage.


Viewing
Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.
The Limes, Tunbridge Wells

Gross internal area (approx.)

- House - 203.9 sq m (2194 sq ft)
- Garage - 13.2 sq m (142 sq ft)

For identification only - Not to scale
© Trueplan (UK) Limited

Important Notice
Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken May 2017   Brochure Prepared May 2017 20175090/AH