



Hawthorn House

Sandhurst Road, Tunbridge Wells, Kent, TN2 3SP

Batcheller
Monkhouse

Our Corner of England

Hawthorn House

An attractive Victorian townhouse providing flexible stylish accommodation arranged over three floors with sensational landscaped garden and garden room, within half a mile of High Brooms station.

Ground Floor

- Dining Room
- Kitchen/Breakfast Room
- Bathroom

First Floor

- 3 Bedrooms, one with Dressing/Study Area

Lower Ground Floor

- Sitting Room
- Cloakroom
- Utility Room

Outside

- Excellent Landscaped Gardens
- Garden Room



DESCRIPTION

Hawthorn House is a deceptively spacious and much improved townhouse with stylish accommodation arranged over three floors with excellent landscaped gardens. It is well positioned for High Brooms station and the A21 is within 1.6 miles.

The accommodation is arranged as follows:

- **Dining room** on the ground floor with polished floorboards, open fireplace (not used), window to front with plantation shutters, illuminated display shelving to chimney recess.
- **Kitchen/breakfast room** with polished floorboards, range of fitted cupboards with quartz work surfaces, 1.5 bowl stainless steel sink, integrated dishwasher, fridge/freezer, five ring gas hob with extractor, combination microwave and fan oven; the work surfaces extend to provide an island with breakfast bar. The window to the rear has an attractive aspect across the garden and beyond.
- **Bathroom** with electric under floor heating, panelled bath with shower over and glass shower screen, wash basin, WC and window to the rear.
- On the lower ground floor is an impressive **sitting room** with full height glazed bay window, wall mounted illuminated Gazco fireplace, understairs cupboard, curved skylight and doors opening to the rear and door to cloakroom
- **Utility room** with a range of cupboards, stainless steel sink, provision for washing machine and gas boiler.
- On the first floor there are **3 bedrooms**. The **main bedroom** to the front is a good size with cast iron fireplace, built-in wardrobes and window with plantation shutters. **Bedroom 2** has a window to the rear and an adjoining dressing room/study with a window to the rear affording an attractive aspect across the gardens and beyond. **Bedroom 3** again with a window to the rear.

OUTSIDE

The front garden is hedge enclosed with a stone pathway and gravelled areas. The rear garden is a sensational use of space making the most of the landscape and is surprisingly well screened and arranged thoughtfully over three tiers, the first of which has an excellent enclosed deck area providing a good degree of seclusion and is south west facing. The second area has a garden room which is concealed below the deck above with doors opening to the second seating area. The garden room has double doors and power and light. The garden culminates on the lower level with a pergola, again well screened.





AMENITIES

Local: Hawthorn House is situated in Tunbridge Wells close to the beautiful Dunorlan Park and also High Brooms station for trains to London. The town centre has the Royal Victoria Shopping Centre, boutique shops on the High Street, two theatres as well as popular cafes, restaurants, bars and the historic Pantiles. Knights Way retail park has an Odeon cinema, gym and popular stores.

Towns: Tonbridge (7.6 miles), Sevenoaks (13.8 miles), Gatwick (23 miles).

Transport: High Broom station (0.5 of a mile walking) with services to London Bridge/Cannon Street/Charing Cross. The A21 is 1.6 miles distant with links to the M25 and motorway networks.

Schools: There is a good choice of primary and secondary schools in Tunbridge Wells including Sherwood Park Primary School, Skinners Kent Primary School and Skinners Kent Academy, the grammar schools, along with private schools including Beechwood, The Mead, Kent College and Holmewood House.

Leisure: Dunorlan Park (0.7 of a mile). Odeon Cinema and Nuffield Health Gym in Knights Way. Assembly Hall and Trinity Theatres. The Nevill Golf Club.

DIRECTIONS

From Tunbridge Wells town centre head along Calverley Road turning onto the Pembury Road (A264). Continue for 0.6 of a mile passing Dunorlan Park and turn left into Sandurst Road where the property will be found on the left hand side after 0.6 of a mile.

What3Words: ///plus.skill.tulip

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): All mains services connected

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K158787

EPC: EPC rating E **Council Tax Band:** D



GUIDE PRICE £550,000 - £575,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
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Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

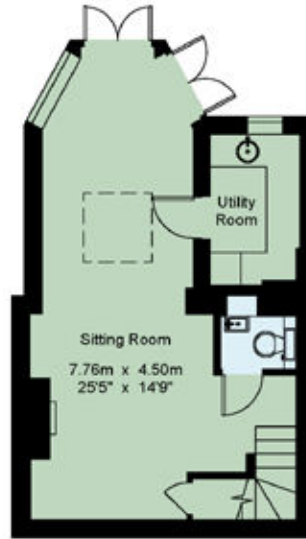
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

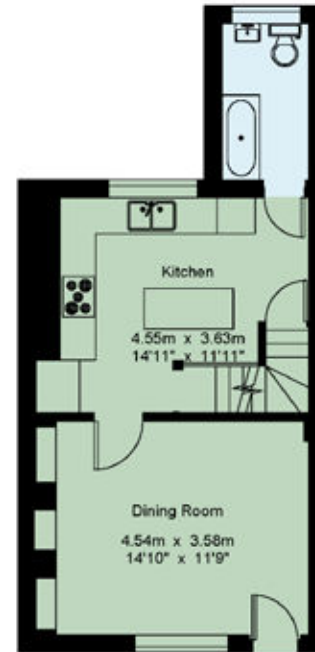
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

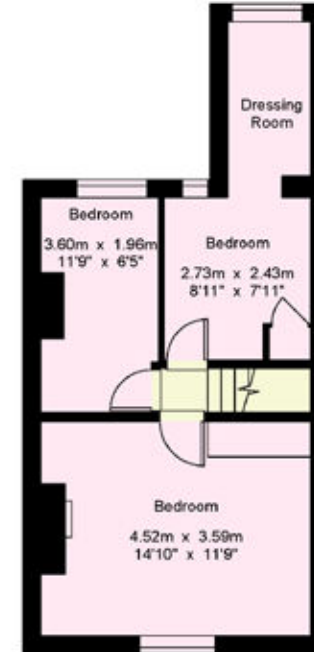
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Lower Ground Floor



Ground Floor



First Floor

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.)

