



Price

£895,000
Freehold

Wells, Kent, TN4

Tunbridge Wells, Kent, TN4

By Road

High Brooms Station 1.1 miles

Tunbridge Wells Station 2.0 miles



Fully renovated to a high standard retaining its stunning period charm and gorgeous bay windows. Plus modern comforts such as a sumptuous Living/Dining/Kitchen space with bifold doors to the garden and boutique



Exquisite renovation of a classical bay fronted Victorian Villa
Capacious kitchen/dining/living area makes a stunning space in which to live and entertain
Main bedroom with ensuite bathroom and dressing area
Guest suite with doors to balcony
Sunken courtyard with bifold doors from Kitchen creating seamless indoor/outdoor flow
Quiet cul-de-sac with off road parking





This is a 19th-century Victorian house that has been completely renovated to provide a high standard of architectural design and to provide the most elegant and comfortable living environment. The house has been completely renovated to provide a high standard of architectural design and to provide the most elegant and comfortable living environment. The house has been completely renovated to provide a high standard of architectural design and to provide the most elegant and comfortable living environment.

A stroll from the Town Centre and you turn into pretty Garlinge Road with its grand period houses some of which have been completely renovated to provide a high standard of architectural design and to provide the most elegant and comfortable living environment.

Birchcroft House forms a middle portion of a strikingly beautiful building and incorporates the gorgeous original three storey bay, flooding those front facing rooms with light.

The whole of the lower ground floor has been opened up to create a stunning open plan living/dining/kitchen space, framed by the bay windows of the living area to the front and by the bifold doors from the kitchen at the rear creating a perfect flow

out onto the stylish sunken courtyard and southerly aspect garden.

Contemporary British made Shaker-style units with Matt finish doors and Caesarstone white attica marble worktops are framed by super chic grey parquet flooring and sharp crisp Farrow & Ball walls and ceilings. The appliances are all Bosch and the underfloor heating keeps you and your dinner guests nice and cosy.

The bedrooms are arranged over two floors with soft Irish linen carpets for the bedrooms and Carrera floor tiles in the bath/shower rooms.

The first floor comprising the main bedroom which benefits from that gorgeous bay, generous wardrobe space and en-suite shower room, a second double bedroom and a separate bathroom.

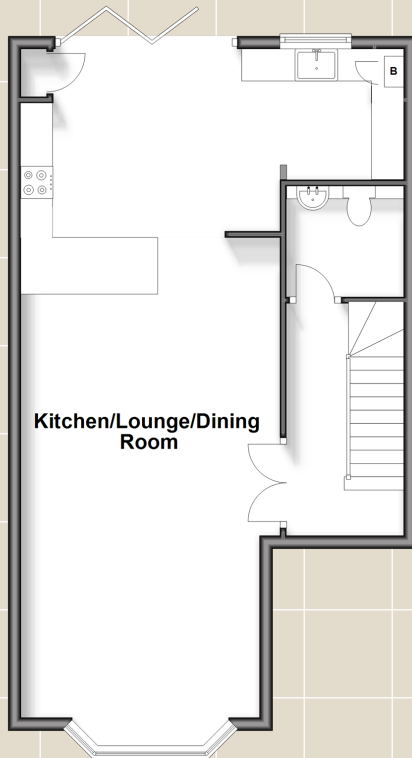
The upper ground offers a sumptuous guest bedroom with ensuite shower and doors out onto a charming balcony; a room you may well choose as your main bedroom. The fourth bedroom (served by a separate cloakroom on the half landing) would alternatively make a superb snug or office.

What the owner says...

"Abode homes create outstanding and inspirational homes for those who value impeccable design and an exceptional living experience in prime locations. Each of our developments are created with the utmost attention to detail, featuring stylish finishes and carefully considered layouts that maximise light, views and functionality. We are delighted to offer these exceptional Victorian Villas and to have brought these beautiful buildings into the 21st century whilst maintaining all their charm and character. Location was a massive draw for us. Location was a massive draw for us. Southborough is a vibrant town on the fringe of Royal Tunbridge Wells – a place where community spirit thrives and the chances to 'support local' are numerous. This could be at Tallows – the hottest restaurant in Kent, where the Guardian's food critic and Masterchef judge, Grace Dent, described the food as 'unquestionably good' – or be at the St John's Quarter of Royal Tunbridge Wells, where Shuffle House, St. John's Yard and the Clue Cracker escape rooms provide a social focal point. Jazz on the pantiles is another highlight, with hundreds of locals listening to music from fine Dining restaurants, Bistro's and bars, while Kingdom's tree house café and The Kentish Hare are both a short drive from the town. Southborough's Civic Centre is a new community asset. It is home to a library, a performance space, halls for hire, a medical centre and pharmacy."

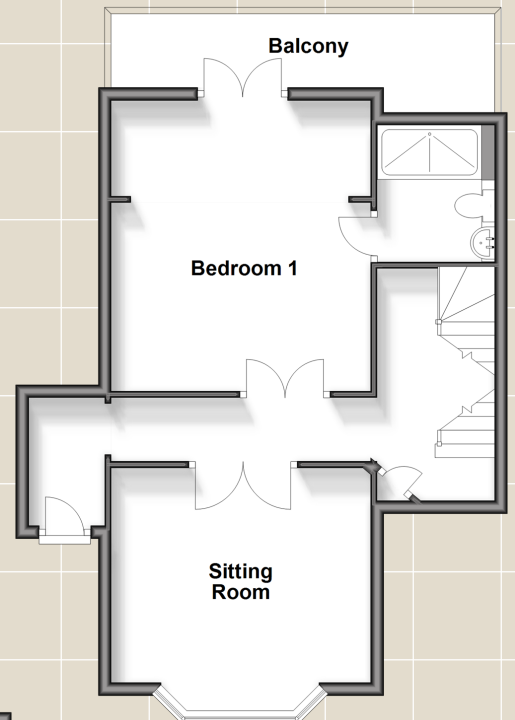
Lower Ground Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



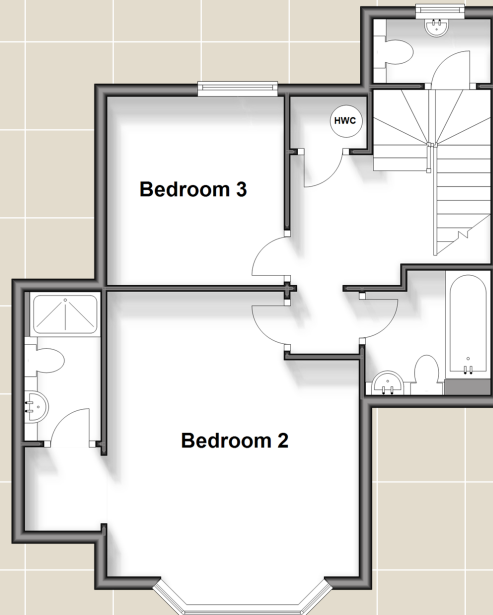
Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



Split Level First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Tunbridge Wells on 01892 570267

20 High Street, Tunbridge Wells, Kent, TN1 1UX
tunbridge.wells-web@wardsof Kent.co.uk

London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
83	90