



**40 Dorset Road**  
Tunbridge Wells, Kent





A noticeably spacious, cleverly reconfigured, and beautifully presented period property benefiting from a private rear garden with south-westerly aspect and situated in a sought-after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre.

## Guide price £575,000 Freehold

**Situation:** The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury village area of Tunbridge Wells, the town centre being approximately one mile distant providing a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

There are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is around a 4 minute walk away. For the commuter, the mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

**Description:** The property is an impressive period family home which is noticeably spacious throughout having been improved by the current owners including updated kitchen and bathrooms and features four bedrooms and two good-sized reception rooms.

The accommodation is arranged over three floors and includes, on the ground floor; a porch with attractive period style tiling; an entrance hall with wood flooring; a good-sized living room with wood flooring, bay windows with New England style shutters, and a wrought iron period fireplace with delightful patterned tiling and wood mantle; a well-proportioned dining room again with feature wrought iron period fireplace which matches the one in the living room; and a recently fitted contemporary kitchen with a wide range of shaker style wall and base units, complementary quartz work surfaces, attractive gloss tiles splashbacks, twin sinks with mixer tap over, and fitted appliances including a Bosch oven and hob with extractor, Bosch full size fridge/freezer, AEG dishwasher, and plumbing for both a washing machine and separate dryer.

On the first floor is a spacious landing and two good-sized double bedrooms, one of which has a recently updated en suite bathroom featuring a large walk-in shower with both rain and separate shower attachments over, low level w/c, wash basin with mixer tap over, and attractive porcelain wall and floor tiling. Also located on this floor is a spacious family bathroom featuring a free-standing bath with mixer tap over and shower attachment, separate walk-in shower with both rain and separate attachments over, low level w/c, wash basin with mixer tap over, stainless steel heated towel rail, and attractive porcelain wall and floor tiling.

On the top floor is a landing and two further bedrooms, in addition to a large eaves storage area.

To the front is a low maintenance garden laid to stone shingle with a path providing access to the front door, boarded by hedgerow, a low-lying brick wall and wrought iron gate. To the rear is a private garden enjoying a south-westerly aspect mainly laid to attractive red brick creating a perfect space for outdoor entertaining.

**Services:** Mains water and electricity. Gas-fired central heating  
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121  
**Council Tax Band:** D  
**Current EPC Rating:** D  
**Property address:** Dorset Road, Tunbridge Wells, Kent TN2 5AR

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

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