

# The Coach House, Grovehurst Tunbridge Wells



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## A stunning small estate on the edge of Royal Tunbridge Wells.

The Coach House at Grovehurst is an impressive family house comprising a stylishly converted coach house with light and adaptable accommodation, together with a separate property providing further work/ living space.

There are formal and informal gardens that include an impressive walled garden, all within a secure private compound.

The Coach House has rendered elevations under a pitched, tiled slate roof surmounted by a copla with working clock.

The accommodation of over 4000 sq ft has a large open-plan vaulted drawing room and sitting room with double-sided fire partially bisecting the room. There is a huge kitchen breakfast room and dining area enjoying a dual aspect and having views over the walled garden. The kitchen area has an island, work surfaces, all the usual appliances, and a pantry. There are plenty of cupboards, and a separate utility room and boot room.

There is a study / occasional bedroom with a staircase leading to bedroom 6.

On the first floor, the principal bedroom is stunning, featuring a separate dressing area and en-suite shower room. There are four further bedrooms and two further bedrooms.

Alacent to the Coach House, and across a vast paved courtyard, is The Wood House. This property contains an impressive oak-panelled study/library, a secondary kitchen, and work shop. On the first floor, there is a cinema room, sitting room, bedroom, and bathroom. This building can also be used as a seperate office for at least seven people.

Both properties benefit from an extensive solar panel system generating over 50 % of the annual electricity needs. First class security with cameras on all access points.

Mains gas, water and electricity.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

### Outside

The Estate of some 5 acres has formal and informal gardens. The walled garden is spectacular with areas of manicured lawn interspersed by a variety of trees and shrubs.

The Glasshouse, with its adjoining petting shed and dining area, is very striking.

The gardens include over 300 mature trees and at least 11 acers.

There are wonderful views from many parts of the gardens and grounds. There is planning permission for a tennis court and swimming pool - if required.

There is a 4-bay garage and plenty of parking. Private, yet accessible estate.

In all, about 5.6 acres

6419 sq ft (613 sq m) Freehold  
A convieniently located small estate with impressive attention to detail and offering much flexibuilt. In all about 5.6 acres

Guide price £3.25m

**Location**

The Coach House is situated on the edge of Royal Tunbridge Wells and is approached over two long private driveways providing easy and secure access, yet is very accessible.

The town with its bustling streets full of specialised shops and boutiques is about a mile away. The town offers a good range of restaurants and cultural amenities.

There is a great range of schools in the area, both in the private and state sectors.

For those wishing to commute by train there is a mainline station in Tunbridge Wells with a regular service to the capital in about 50 minutes. For the motorist, there is easy access on to the A21, with its links to the M25 orbital motorway network.

There is a great range of amenities in the area, serving all the day-to-day needs, including shops, restaurants, and medical facilities. It is within close reach also of Kent's primary hospital in Pembury.

Leisure activities in the area include riding and walking in the surrounding countryside, golf at a number of interesting course in the vicinity, and sailing at Bewl Water and the Kent and Sussex coast.

Postcode region: TN2

**Features of the property**

Flexible modern living  
Multi-generational  
Well presented, light-filled accommodation  
Stunning walled gardens  
Good security  
Solar panels  
65,000 litres of water storage



Grovehurst the Coach House, Pembury Road, Tunbridge Wells, Kent

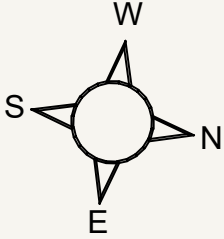
Main House internal area 4,314 sq ft (401 sq m)

Wood House Building internal area 2,285 sq ft (212 sq m)

Garage 1/Garage 2 internal area 716 sq ft (67 sq m)

Outbuilding internal area 1,508 sq ft (140 sq m)

Total internal area 8,823 sq ft (820 sq m)



Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900 | sevenoaks@struttandparker.com

General

Local Authority: Tunbridge Wells

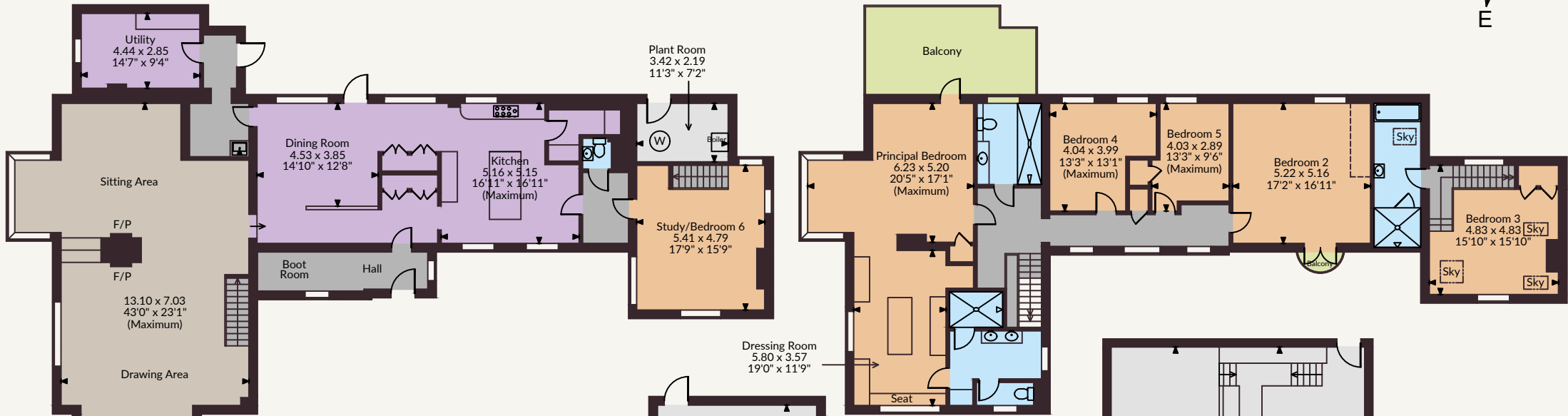
Services: Mains gas, water, electricity, and drainage

Council Tax: Band G

EPC Rating: E

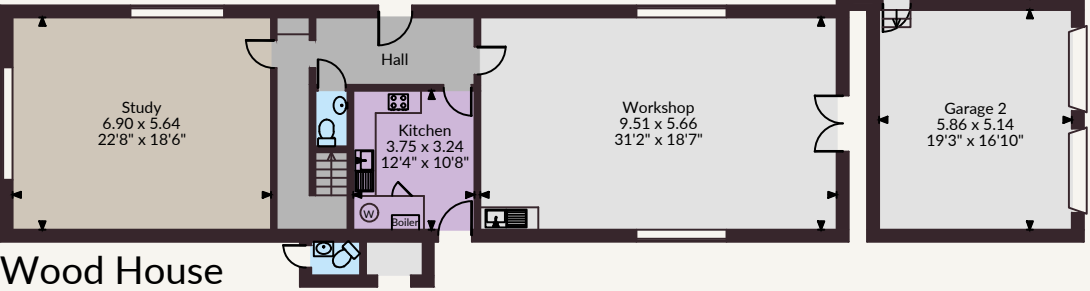
Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

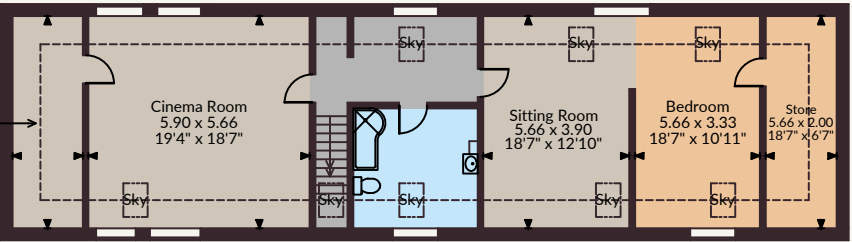


First Floor

Ground Floor



Wood House  
Ground Floor



Wood House  
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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@struttandparker struttandparker.com

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