



15 Poona Road, Royal Tunbridge Wells, Kent

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**STRUTT
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15 Poona Road, Royal Tunbridge Wells Kent TN1 1SU

An elegant and stylish four bedroom detached home on an exclusive private road in the sought-after Village area of Tunbridge Wells and just a stone's throw from the historic Pantiles and high street

Tunbridge Wells mainline station is just 0.2 miles away (43 minutes to London Bridge), M25 (Jct 5) 16 miles, Gatwick Airport 24 miles, Central London 44 miles

Sitting room | Dining room | Kitchen | Utility room | Cloakroom | Principal bedroom with dressing room & en suite bathroom | 3 Further double bedrooms, 2 en suites | Courtyard garden | EPC rating 'C'

The property

This stylishly appointed four bedroom detached property provides elegant contemporary styling and the highest quality fittings throughout while also representing real curb appeal with its beautiful weatherboarding and finish.

The main ground floor reception room is the sitting room, which has real wooden flooring, plantation shutters to its large bay window and a fireplace fitted with a woodburning stove. There is a formal dining room, also with solid oak hard wood flooring and an open archway leading to the kitchen at the rear, with its French doors opening onto the rear courtyard garden. Every window has custom made plantation shutters.

The stylish Tom Howley kitchen which continues into a fully fitted utility room has shaker-style units in Palma Grey, with Ucon quartz worktop, the kitchen also offers a central island with a breakfast bar and a stainless steel range cooker, with Jerusalem Gold limestone floor.

The adjoining utility room provides further space for storage including appliances.

The whole house has been fitted with a Honeywell underfloor heating "wet system" which is controlled via your phone and you can set each room temperature individually and is a super feature to the house. The two VELUX windows in the kitchen can be opened and closed with your phone and they also have rain sensors.

There are two beautifully presented bedrooms on the first floor. Both bedrooms have built in storage, with one featuring an en suite shower room and the other with a large, beautiful en suite bathroom with a freestanding cast iron bathtub.

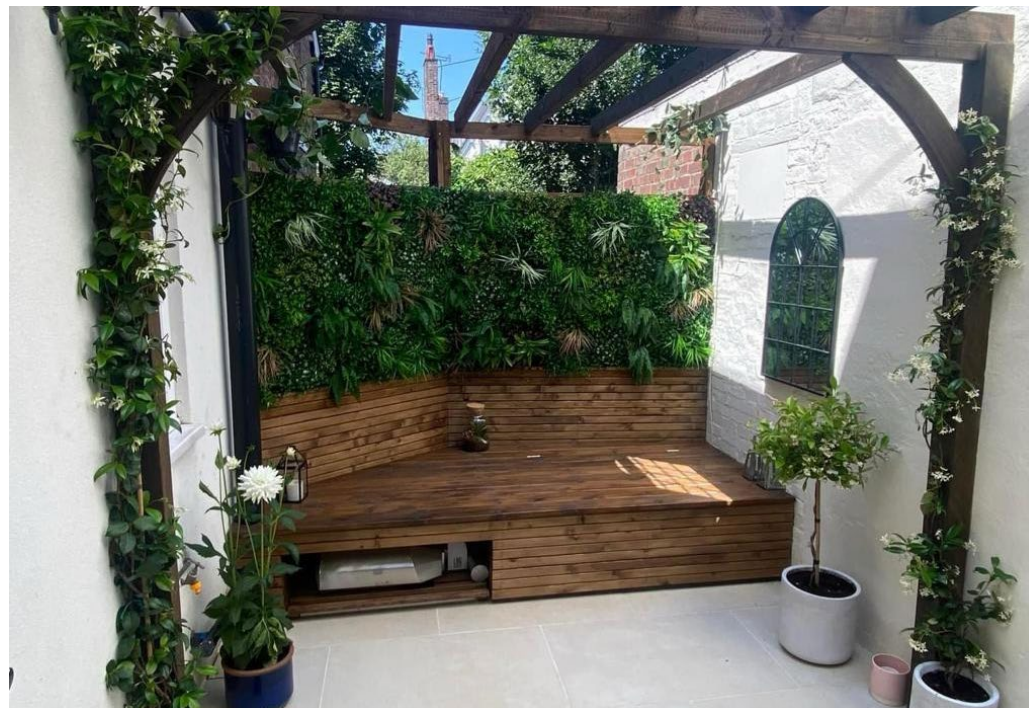
On the second floor is a third double bedroom and the luxury principal bedroom with its exposed timber eaves, dressing room and stunning en suite bathroom with a freestanding Witt & Berg chrome & nickel bathtub, a walk in shower with a rainfall shower head and dual washbasins.

All the en suites have traditional Burlington fixtures and are finished with a high quality specification.

Location

Poona Road is located in a highly convenient and sought after position and despite its location close to town, it's a quiet and private road and is well within the catchment of the in-demand Claremont Primary School.

The delightful and renowned Pantiles, with its boutique shops, restaurants and independent cafés, is just moments away, while the excellent and varied shopping, leisure and cultural facilities of the town centre, including the Royal Victoria Place, the High Street and Camden Road, is within easy reach. Royal Tunbridge Wells also has access to a wealth of beautiful parks, including Calverley Grounds, Dunorlan Park and the wide expanses of The Common.

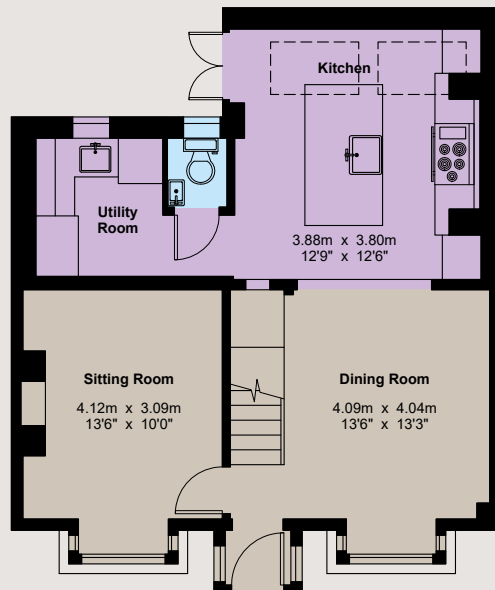




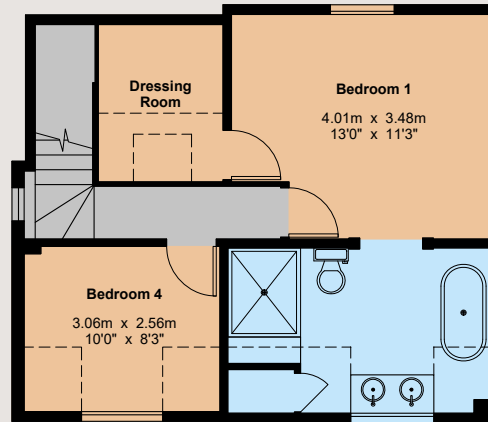


15 Poona Road

Gross Internal Area : 139 sq.m (1500 sq.ft.)

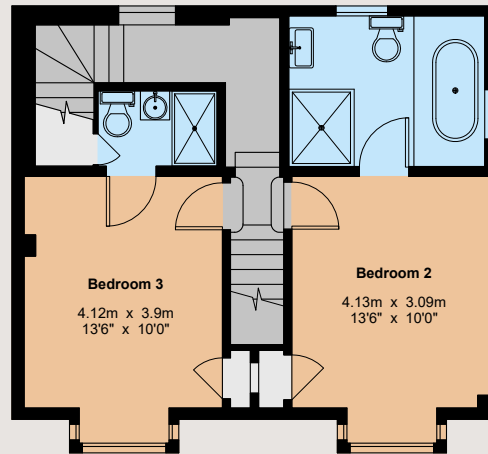


Ground Floor



Second Floor

----- Restricted Height



First Floor

Not to Scale.
For Identification Purposes Only.

The area is home to some of the finest state schools in the country, with The Skinners' School and Tunbridge Wells Girls Grammar School close by. London is less than an hour away by rail (55 minutes to London Cannon Street), while the M25 is easily reached via the A21.

Outside

The property is set on a quiet private road with a private off road parking space and two more parking spaces on the road in addition, the one to the side of the property has an electric charging point. At the rear there is a beautifully designed courtyard garden with paved terracing, a wooden pergola and built in seating.

General

Local Authority: Tunbridge Wells Borough Council

Services: All mains services including gas

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,150,000

Sevenoaks

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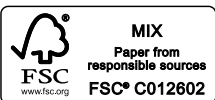
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