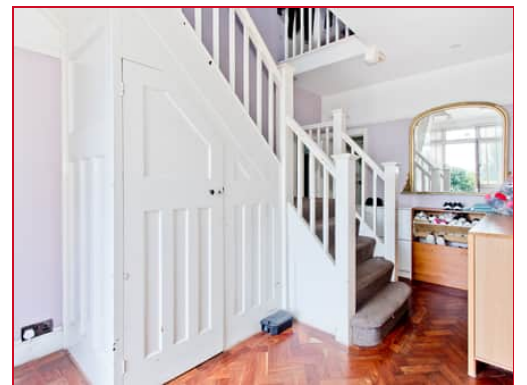




**19 Powder Mill Lane, Tunbridge Wells, Kent, TN4 0DD**

**PRICE RANGE £825,000 Freehold**

- PRICE RANGE £825000 - £850000
- SUPERB DETACHED PERIOD FOUR BEDROOM HOUSE
- TOTAL SQUARE FEET : 1593
- IN NEED OF SOME UPDATING
- FANTASTIC POTENTIAL TO CREATE A MAGNIFICENT HOME
- SET WITHIN ITS OWN GROUNDS WITH A LARGE CIRCULAR DRIVE-  
IN DRIVE OUT DRIVEWAY
- LARGE LOFT SPACE FOR POSSIBLE CONVERSION
- WOODEN FLOORS THROUGHOUT GROUND FLOOR
- ORIGINAL PERIOD FIREPLACE
- WALKING DISTANCE TO RAILWAY STATION/JUNIOR/GRAMMAR AND  
COMPREHENSIVE SCHOOLS



**\*PRICE RANGE £825000-£850,000\* \* A VERY SUBSTANTIAL DETACHED PERIOD HOUSE\* \* FANTASTIC POTENTIAL\*** A four bedroom period property, situated in the heart of a very popular residential area of Tunbridge Wells in the well sought after area of St Johns and close to well respected Junior and Grammar Schools. This imposing 1920's property holds a magnificent presence as it sits quite majestically within its own grounds, approached via a large circular driveway discreetly tucked away from the road. The accommodation generally requires a modest update and is currently divided into 6 bedrooms, spread over two floors. On the ground floor there is a kitchen, Utility room, Dining Area, a shower room and currently 2 bedrooms with an additional walk through dressing room/bedroom/study. On the first floor there are four double bedrooms and a family bathroom with a separate WC. This delightful property sits within its own grounds which envelop the entire property with Off Road Parking for several cars. NO CHAIN.

## Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.

## Location

This property is situated in a very popular residential area on the edge of St.Johns, close to local shops and amenities. It benefits from being on the edge of our beautiful Kent countryside offering many woodland and countryside walks. The A21/M25 road link is just minutes drive away from the property, so an ideal location for many. High Brooms railway station is a short walk from the property and we have St Johns Primary School and St Gregory's Catholic Senior School within a 10 minute walk. The boys and girls grammar schools are within less than a mile away. Tunbridge Wells town centre is a short stroll or bus ride away. We have the Victoria shopping centre which is an indoor shopping mall. We also have the world famous Pantiles area of Tunbridge Wells which is steeped in history and is often buzzing at weekends with Gin, Jazz and Soul Festivals and an outdoor market. The St Johns Indoor Sports and Tennis Centre is a short walk from the property.



## General Description

As you approach this grand property through a discreet opening from the road, it is hard to imagine that it is situated in a residential area as it is almost totally screened from the road opening out into a large imposing circular concrete driveway with lawn to each side and in the centre. It sits quite proudly within its own grounds which flow to the rear and both sides and there is immediately an air of decadence as you approach the front door. It is currently in need of some general updating but even taking this into account it still exudes period charm and has fantastic potential to resume the property to its original status. Currently the reception rooms are being utilised as bedrooms which can easily be restored to create the original reception space. There is a large well equipped kitchen, boasting marble effect granite work tops with access to the rear garden. There is double glazing sealed units throughout and gas central heating in place. This stunning property will be a lucrative investment for a growing family.

## Hall

Wood block herring bone flooring. Under-stairs storage. Recessed ceiling lights. Attractive spindle staircase to first floor. Radiator.

## Lounge/Bedroom

Large square bay to the front. Reclaimed wooden herring bone flooring. Fitted wardrobes. Double patio doors to side garden. Radiator.



## Kitchen/Dining Area

Kitchen: Reclaimed 'herring bone style' wood flooring. Fully glazed door to rear garden. Additional window to side. Speckled granite worktops housing a one and a half stainless steel butler sink and a 5 ring gas hob with oven below. Eye level microwave with double electric oven and grill below and extractor fan above. Under unit lighting. Recessed ceiling lighting. Integrated dishwasher. Space for large fridge freezer. Opening to Utility Room.  
Dining Area: Large square bay fronted window.

## Utility Room

Patio door to rear garden. Wall mounted gas boiler. Plumbing for washing machine.

## Shower Room

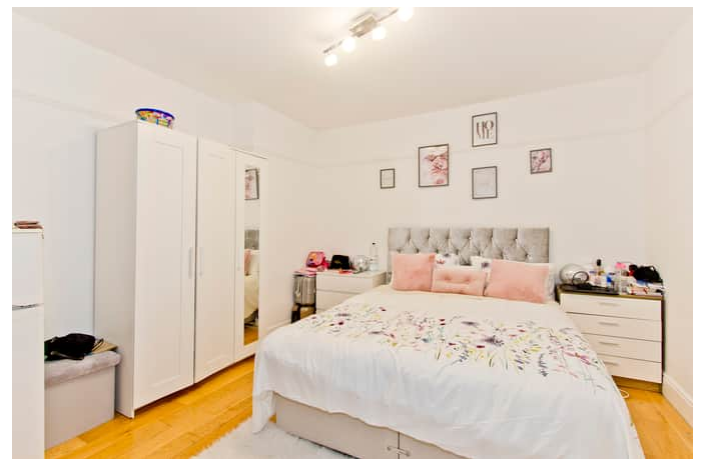
Window to rear. Tiled flooring. Fully tiled shower cubicle with wall mounted gravity shower. Wash basin and WC to match. Extractor fan.

## Bedroom Five/Reception Room

Bay window to front. Patio doors to side. Wood block herring bone design flooring. Radiator.

## Study/Bedroom Six

Double patio doors to rear garden. Additional window to rear. Wood block herring bone design flooring. Radiator. Opening to an additional room to be used as a possible dressing room.



## First Floor

### Galleried Landing

Attractive spindled staircase leading up to first floor with a galleried landing area. Windows to front with bespoke plantation blinds. Radiator.

### Main Bedroom

Large square bay window to front. Wooden flooring. Radiator.

### Bedroom Two

Large square bay window to front. Wooden flooring. Radiator.

### Bedroom Three

Window to rear. Wooden flooring. Radiator.

### Bedroom Four

Window to rear. Wooden flooring. Radiator.

### Separate W.C.

Obscured window to rear. Low level WC.

### Bathroom

Obscured window to rear. Bath with wall mounted shower attachment above. Wash basin to match. Radiator.



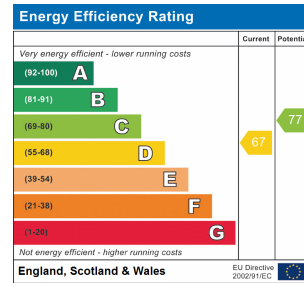
## Outside

### Front Garden

Completely secluded with a fantastic large circular driveway with ORP for several cars. Additional lawn to each side with mature hedging and trees.

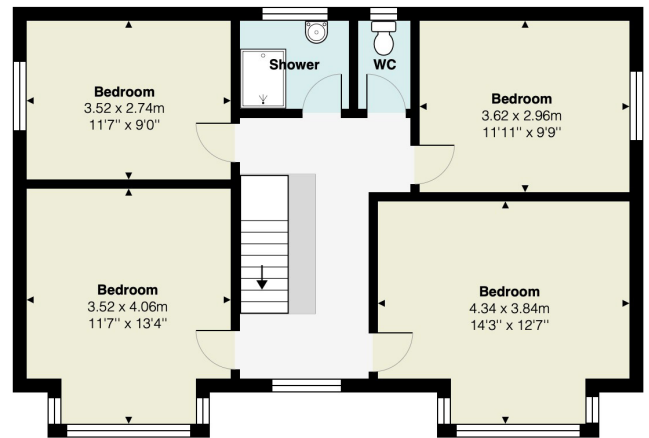
### Rear Garden

A wrap around lawn area with access to the front. Well secluded gardens.





**Ground Floor**  
Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>



**First Floor**  
Area: 67.9 m<sup>2</sup> ... 731 ft<sup>2</sup>

**19, Powder Mill Lane, Southborough, Tunbridge Wells, TN4 0DD**

Total Area: 148.0 m<sup>2</sup> ... 1593 ft<sup>2</sup>

All measurements are approximate and for display purposes only