



Holmewood, Moatenden Grange Vauxhall Lane, Tunbridge Wells, TN4 0XD

Asking price £1,450,000

Jack Charles  
Estate Agents

Sales & Lettings

Holmewood,  
Moatenden Grange  
Vauxhall Lane,  
Tunbridge Wells,  
TN4 0XD

MOATENDEN - TUNBRIDGE WELLS

- Large Semi Detached House
- Family Bathroom
- Utility Room & WC

- Four Bedrooms
- Living / Family Room
- Double Garage & Parking

- Two Ensuites
- Drawing Room
- Detached Outbuilding

MOATENDEN - TUNBRIDGE WELLS

## Holmewood

Ground Floor



First Floor



**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

**Ground Floor**

Kitchen / Dining	6.31 x 4.94 m	20'8" x 16'3"
Family	4.94 x 3.78 m	16'3" x 12'5"
Drawing Room	6.27 x 3.86 m	20'7" x 12'8"
Garage	6.09 x 5.95 m	20'0" x 19'6"



**First Floor**

Master Bedroom	4.94 x 4.13 m	16'3" x 13'7"
Bedroom 2	3.89 x 2.87 m	12'9" x 9'5"
Bedroom 3	3.41 x 3.22 m	11'2" x 10'7"
Bedroom 4	3.89 x 2.64 m	12'9" x 8'8"
Workshop / Store	5.14 x 4.56 m	16'10" x 15'0"
Study	5.14 x 5.11 m	16'10" x 16'9"
Studio	2.89 x 2.89 m	9'6" x 9'6"

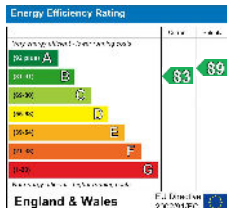
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### To Be Sold

Holmewood is a substantial semi detached 4 Bedroom House with a substantial detached annexe that is currently fully open plan allowing the new buyer to configure how they wish it to be utilised and designed.

Internally the property offers stunning open plan family / kitchen / dining room. There is a separate drawing room, cloakroom, utility room and spacious hall that completes the ground floor and to the first floor the master bedroom has an ensuite and walk-in wardrobe, there are there further bedrooms a second ensuite and a family bathroom. Outside is a pretty enclosed garden, double garage and ample parking.

There is also the benefit of a substantial detached potential Annexe / outbuilding that could be divided to form a good sized self contained annexe or utilised as a substantial home office or workshop /studio

Moatenden is a collection of five luxury family homes set around a landscaped courtyard garden, with a nature pond, secure parking and generous gardens that border the Kentish Green Belt. The two detached houses, two semi-detached properties and a detached bungalow offer a rare opportunity to live in some of Royal Tunbridge Wells's finest countryside.

Moatenden affords the utmost seclusion, accessed via a private driveway and screened from its country lane setting by dense hedgerows and mature trees. Here, the High Weald Area of Outstanding Natural Beauty provides an awe-inspiring backdrop, with unobstructed panoramic views thanks to the natural ridge topography.

### The Countryside You Crave

While Tunbridge Wells, Tonbridge and Southborough are all within touching distance – the latter's amenities are a 15-minute walk away - Moatenden is an oasis of countryside calm. Fields, hedgerows and working farmland surround the new homes, providing habitats for a rich vein of native wildlife. Here you'll find the peace needed to observe birds of prey or simply listen to the dawn chorus as the sun rises.

Just beyond Moatenden is a landscape that beautifully reflects the seasons. The broad ridges, verdant valleys, ancient woodlands and bubbling streams of the Southborough environs are ever changing, and provide a buffer between home and some of the most comprehensive facilities in Kent.

The views are always enticing so why not take a step further into the Garden of England? Pack a picnic, pull on your walking boots and get to know the place you now call home. Choose from a number of public footpaths close to Moatenden and walk with family, friends or just with the simple sounds of farming life. The four-mile Southborough Walk is one of the best places to start. Explore at your own pace, admiring the views of the Medway Valley, the Greensand Ridge and the North Downs.

### Semi Rural Yet Sustainable

Southborough is a sustainable town with shops, cafés, bars and restaurants serving local residents. In addition is Southborough Hub - the town's new state-of-the-art focal point, which brings together a medical centre, pharmacy, library, community space, sports pavilion and town square. Southborough is also a location full of hidden gems. Southborough Common is probably the area's best kept secret, with almost 76 acres of open space tucked away behind the landmark St. Peter's Church. Here you can step away from the hubbub and find a new connection with nature among the woodlands, grasslands, heathlands and watercourses.

Now not such a secret, thanks to a glowing review in The Guardian by acclaimed food writer, Grace

Dent, is Tallow restaurant. This atmospheric venue is located almost on the boundary of Southborough Cricket Club and has become the food critics's restaurant of choice in Kent. As well as a burgeoning gourmet scene, Southborough is also known for being within walking distance of some of Kent's best faith and selective secondary schools, including The Skinners School, Tunbridge Wells Grammar School for Boys, Bennett Memorial and Tunbridge Wells Girls' Grammar School.

### Spoilt for shopping, leisure & social choices

The holy trinity of the Kentish Weald - Tunbridge Wells, Tonbridge and Sevenoaks – are close neighbours of Southborough. All three enjoy exceptional connectivity to London by rail and are located close to major road links, including the A21 and the M25.

The spa town of Tunbridge Wells is home to The Pantiles, where boutiques, bars and restaurants create an upscale social hotspot. There's also a theatre, shopping complex, traditional High Street, leisure centre and Dunorlan Park - the latter comprising 78 acres of parkland, Victorian gardens and a boating lake.

Sevenoaks retains its status as a premium market town, with a bustling High Street, a plethora of sports clubs, The Stag Cinema, Theatre & Community Arts Centre, The Space performing arts centre and the Kaleidoscope Gallery. The town's 'gatekeeper' landmark is the majestic Knole House & Gardens, with the highly rated Sevenoaks School close by.

Tonbridge is steeped in history, with its medieval motte and bailey castle presiding over Tudor buildings and the River Medway. Another centre of educational excellence, the town is home to Tonbridge School, The Judd School and Tonbridge Grammar School for Girls. A stroll along the High Street quickly reveals a burgeoning international cuisine and café culture – a place where ambitious chefs, bakers and baristas hone their skills.

### The Site

Moatenden is a development committed to enhancing both the built and natural environment. A landscaping programme created in collaboration with PJC will enrich the local biodiversity and encourage new ecological gains, with bat boxes, bird boxes, lifted tiles within gables and reptile refugia weaved into the design.

### Its All In The Detail

#### KITCHEN

- Fully fitted kitchen with Silestone worktops and soft close doors and drawers
- Stainless steel under mounted sink with mixer tap in nickel finish
- Built-in oven
- Built-in microwave / Combi Oven
- Induction hob
- Cooker extractor
- Integrated fridge freezer\*
- American style fridge Freezer\*
- Integrated dishwasher
- Under wall cabinet LED lighting and sockets

#### BATHROOM & ENSUITE

- White sanitaryware with chrome taps
- Wall mounted basin & vanity cabinets
- Wall Mounted WC with concealed cisterns
- Bath filler and deck mounted shower

- Showers with thermostatic shower controls
- Overhead Raindance shower to ensuite bathrooms
- Chrome heated towel rail
- Feature LED lighting
- Shaver Socket
- Ceramic and porcelain fully tiled walls and floors

#### SECURITY

- High security front entrance doors with multipoint locking
- Internal intruder alarm with flush control keypad pad to entrance hall. Alarm with connected App for control and monitoring (requires WI-Fi & internet subscription not included)

#### HEATING, ELECTRICAL & LIGHTING

- Heating and Hot water provided by Air Source Heat Pump
- Underfloor heating to complete Ground Floor
- Smart Heating and Hot Water controls with connected APP (requires WI-Fi & internet subscription not included)
- Radiator Heating to First floor
- Heated Towel Rail to Bathroom and ensuite Bathrooms
- TV/Media points to living room and all bedrooms
- Wired for Sky+ HD to all TV points
- Cat 5 network cabling to all media points
- BT points to entrance hall, study\*, living room and Master bedroom
- Upgraded Ultrafast Fibre Optic connection for Telephone and Internet
- LED Lighting throughout

#### INTERIOR FINISHES

- Fitted Wardrobes to Master bedrooms
- Elegant skirting and architraves with white finish
- Matt paint work finish to all rooms
- Internal Oak doors with Nickel furniture
- Staircase with Oak Handrails & Newel posts
- Oak Internal doors with Nickel furniture
- Real Wood Engineered oak flooring to entrance hall, living room and Kitchen areas\*
- Alternative Porcelain floor tiling to entrance hall, Kitchen - Family Rooms\*
- Neutral tone carpets to bedrooms
- Porcelain floor tiling to bathrooms and ensuites

#### EXTERNAL FINISHES

- LED Lighting to front and rear of property
- Landscaped front and rear gardens with feature planting and lawns laid to turf
- Natural sandstone paving to paths and rear terrace areas
- External tap to side/rear of property
- External double socket to rear of property

### About Wedgewood

At Wedgewood Homes we have established an excellent reputation for developing quality new homes. All aspects of our developments are controlled in house by our teams of designers, architects and project managers.

Our Directors and senior personnel are closely involved in all stages of our developments and can often







