

# INIGO



## *Sunnyside Road*

ROYAL TUNBRIDGE WELLS, KENT

SOLD

This charming four-bedroom home sits on leafy Sunnyside Road in Royal Tunbridge Wells. Designed with an impeccable eye for detail, the home has been extended and renovated throughout to include a bespoke kitchen, playful interiors and Crittall doors that flood the interiors with natural light. Interiors span some 2,077 sq ft, while outside, a landscaped garden unfolds with established flower beds, fragrant hyacinths and beautiful Lawson's cypress trees. Quiet Sunnyside Road is just outside of the centre of Tunbridge Wells, from which trains run into London in under an hour.

## *Sunnyside Road*

ROYAL TUNBRIDGE WELLS, KENT

SOLD



### *Setting the Scene*

Contemporary interventions to the house have been done with great sensitivity; the original building dates back to the early 20th century and in form remains very much the same. A pristine white stucco façade conceals what lies within, where interiors have been meticulously planned with great consideration. There is an easy flow from the ground floor spaces to the garden beyond, achieved by Crittall doors that create a seamless and cohesive open-plan space. Additional touches, like a bespoke brass staircase, add to the playfulness of the decorative scheme, which combines an Edwardian shell with mid-century and contemporary flourishes. For more information, please see the History section below.



### *The Grand Tour*

The house and its garden are concealed from the road by a high brick wall. Entry to the home is via a striking glossy red double door, which is flanked by brass external lights by KES lighting. Ahead lies the ground floor reception room and kitchen, a vast space divided by a floating central staircase by SBG Architectural. Light floods the interiors via windows on three of the floor walls, including a set of floor-to-ceiling Crittall doors leading to the garden. The sense of light and space is further enhanced by a sumptuous, gloss ceiling finished in Farrow and Ball's 'Wimbourne White' paint.

The kitchen is grounded by a striking quartzite marble island. Topping bespoke units, the stone is rich with emerald green veining and has been finished in a reflective polish. Floating glass shelving sits above a bank of cabinets opposite, with a brass sink and mixer taps by deVOL. Appliances have been cleverly hidden away, and a large pantry is a useful spot for storing kitchen essentials. Adjacent is a handy boot room and WC, with a separate entranceway and bank of bespoke storage units.

Past the brass staircase are the formal reception spaces. Currently divided into a dining room, with a sitting area at the rear, the room has decorative moulding and a deep dental corning which continues from the kitchen. A wood-burning stove sits in an open fireplace, and the room is lit by windows overlooking the front and rear of the house. A handy utility room sits just off the reception room, with space for white goods and linen storage, as well as a butler sink.

## *Sunnyside Road*

ROYAL TUNBRIDGE WELLS, KENT

SOLD



Beyond here is the cosy informal sitting room. Added as part of the recent extension works of the house, the space has a large picture skylight above, and solid oak flooring underfoot, which covers the ground floor. The room, which overlooks the peaceful garden, has been finished with the blush pink 'Potted Shrimp' by Farrow and Ball.

Across the first floor, there are four bedrooms and three baths. The primary suite occupies the front corner of the plan and has dual-aspect views over the garden. Finished in a calming white, the bedroom has a deep pile carpet and a large walk-in wardrobe with bespoke brass ironmongery in the shape of a radial sun. A primary en suite lined with Mandarin Stone tiles sits adjacent and has a wonderful oblong sink by Tom Dixon, a shower and a WC.

There are three further bedrooms on the first floor; all with bespoke cabinetry and impeccable finishes; one also has an en suite, with pastel pink sanitaryware by West One Bathrooms. A large family bathroom completes the floor, with a freestanding copper bath and fixtures also by West One Bathrooms.

### *The Great Outdoors*

Externally, the landscaped garden unfolds to the front of the house, bordered by pine, beech and cypress trees. A flagged terrace abuts the house and is perfect for dining during warmer months, while well-established perennials intermingle with fragrant magnolia stellata, lily of the valley and wisteria plants in a mixture of flat and raised beds.

A decked area at the rear of the walled garden is home to a shiplap-clad studio space, lined internally with reclaimed wood; with an internal log burner and electricity, it is currently used as a cosy snug and TV room. The decking is partially shaded by a cypress tree and is used by the current owners as a hot tub space with an additional dining area.

Rounding up the external grounds is a large garage building with a mezzanine floor above. The block has been recently added during current renovations and sits adjacent to the main house.

## *Sunnyside Road*

ROYAL TUNBRIDGE WELLS, KENT

SOLD



### *Out and About*

Tunbridge Wells offers a wide range of independent shops, theatres, coffee shops, supermarkets, and an abundance of farm shops and restaurants, including acclaimed Tallow, a short stroll away. There are many highly regarded state and private schools in Tunbridge Wells and the local surrounding area including Tunbridge Wells Girls' Grammar School, Tunbridge Wells Boys' Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Judd, Skinners; there are also several good options for primary school-aged children.

The town itself has many restaurants, theatres, and supermarkets, while throughout the summer there are jazz festivals and regular food and craft markets. There is a range of excellent pubs, including the Sussex Arms and Ragged Trousers. There are live jazz performances on the bandstand on summer evenings.

Several highly regarded public and independent schools are also in the area, including Claremont, Holmewood House, Rose Hill and The Mead, covering primary education to senior level.

Trains run from Tunbridge Wells and High Brooms into London Charing Cross in under an hour. The M25, Ashford Station (for the Channel Tunnel) and Gatwick Airport are all within easy driving distance.

Council Tax Band: C



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.