



ST JAMES' ROW

ROYAL TUNBRIDGE WELLS



**THREE SUPERBLY APPOINTED
3 BEDROOM FAMILY HOMES WITH CAR PARKING**



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ROYAL TUNBRIDGE WELLS

Royal Tunbridge Wells lies in the unspoilt beauty of the Weald district, designated an area of Outstanding Natural Beauty, which comprises a landscape of rolling hills, ancient woods and open heaths.



Royal Tunbridge Wells came into being in the restoration period, by virtue of its spas and gained its Royal Patronage from King Edward VII in 1909. It is now the largest town in western Kent and offers one of the most unique shopping experiences in the south east of England, with its unrivalled combination of small specialist shops, designer boutiques and national high street shops.

The surrounding countryside is home to many hop gardens, orchards and vineyards, making this part of the 'Garden of England'. It is full of beautiful blossom in the spring, covered with the cool verdure of summer and awash with vibrant colours in the autumn.

The original Chalybeate Spring still flows and it is still possible to sample these waters. The town's historic past is very much reflected in its architecture from Regency villas to large Victorian houses to pretty clapboard cottages.

The Pantiles, famous for the white colonnaded walkway and once the central meeting place for visiting gentry, is home to a variety of delightful independent shops, galleries and cafes. Many shops in Chapel Place and in the Old High Street still retain their original Victorian frontages and are now selling designer clothing, home furnishings, gifts and jewellery.

Mount Pleasant leads into the more modern part of the town and to Calverley Road, a busy, partly pedestrianised area, which offers most major High Street names. The main entrance to Royal Victoria Place shopping centre is also found here. There are many English pubs, brasseries, fine restaurants many of which serving local produce, making Royal Tunbridge Wells a great place to put down your families roots and make a property investment.



SITUATION

Whilst Royal Tunbridge Wells is located in western Kent, it is also very close to the border of East Sussex, offering the benefits of a strategic mid Wealden location. It lies only 40 miles south east of London, making the town popular with commuters.

It is surrounded by stunning countryside and many small towns and villages which still retain the true flavour of the English countryside. Goudhurst, Lamberhurst, Hawkhurst and Cranbrook, known as the capital of the Weald, was once the bustling centre of the regions medieval cloth industry, and is all within 25 minutes drive from Tunbridge Wells.

Situated in the St James area of Royal Tunbridge Wells, St James Row is situated upon the south side of Albion Road, located just off St James Road. Whilst located in a well established residential neighbourhood of the town, the development benefits from easy access to town centre facilities and both the Grosvenor & Hilbert Park and Dunorlan Park. Both Tunbridge Wells and High Brooms train stations are within under 1 mile walking distance of the development.

TRAIN TIMES

Royal Tunbridge Wells to London Charing Cross	55 mins
Royal Tunbridge Wells to London Cannon Street	60 mins
Royal Tunbridge Wells to Hastings	40 mins

ATTRACTIONS

- Royal Tunbridge Wells has the world famous and breathtaking Sissinghurst Castle and Scotney Castle Gardens close by. These are surely some of the most romantic gardens in the world, as both provide a profusion of colour in the spring and summer months.
- Bewl Water is the largest inland water in the South East with a 21km of shoreline.
- Ashdown Forest was the setting and inspiration for A.A. Milne's 'Winnie the Pooh' books and the perfect place for walking and exploring. An ancient area of tranquil open heathland occupying the highest sandy ridge-top of the High Weald area of Outstanding Natural Beauty.
- Spa Valley Railway operates steam and diesel trains between Eridge and Royal Tunbridge Wells.



Library photo of a recent Greenrock Development

ST JAMES' ROW

St James' Row will comprise a terrace of three superbly appointed 3 bedroom family homes, all with private off street car parking. The houses are arranged over ground, first floor and second floors and offer well planned modern living space.

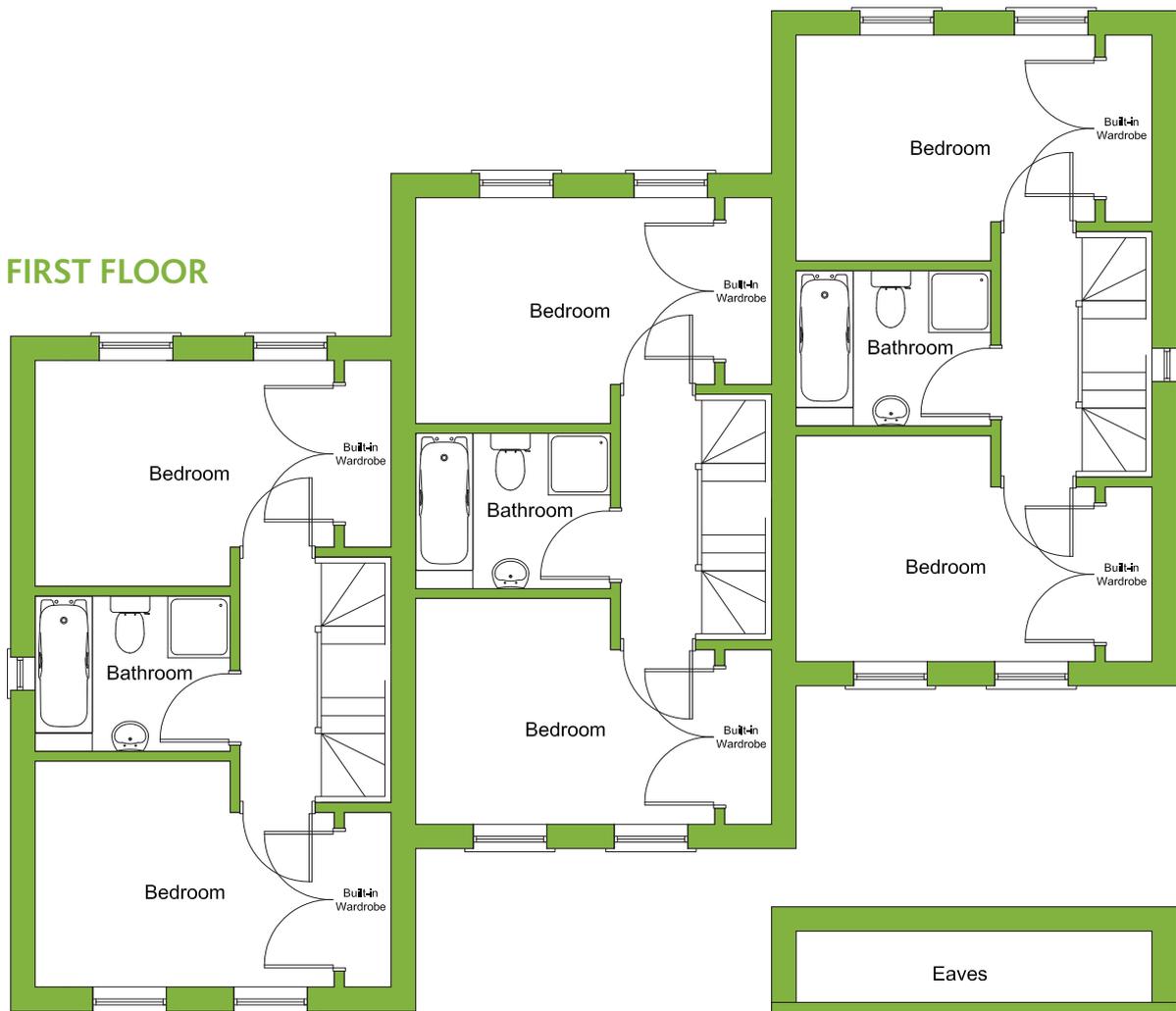


NUMBERS 72, 74, 76 ALBION ROAD, TUNBRIDGE WELLS, KENT, TN1 2HN

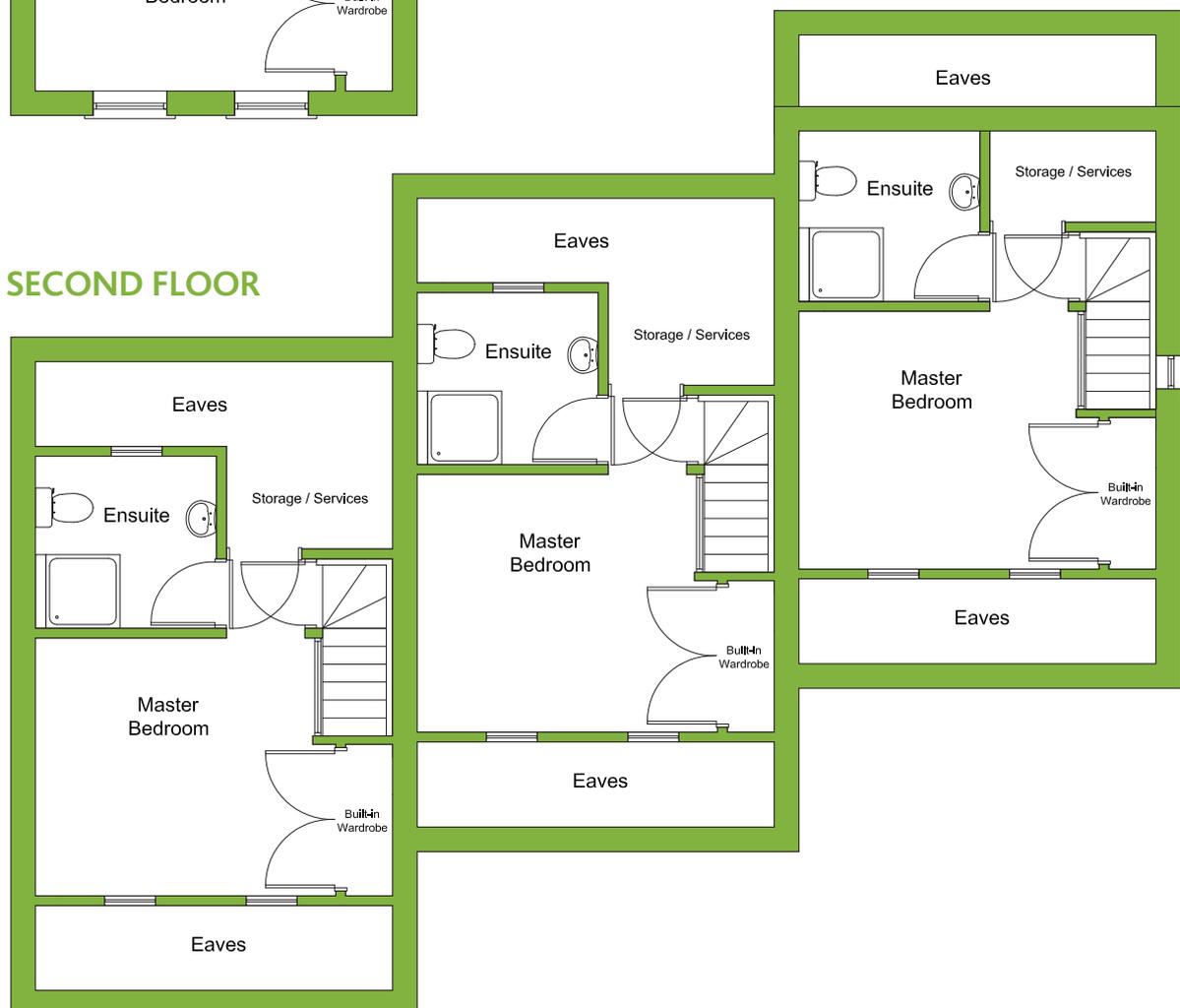


The gross internal floor space for each house is 1,002 sq feet

FIRST FLOOR



SECOND FLOOR



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ST JAMES' ROW

The houses have been designed by Greenrock Land & Property with passion and an agenda to deliver contemporary, light filled living spaces. St James Row will offer an enviable lifestyle in the beautiful town of Royal Tunbridge Wells.



Greenrock combine attention to detail with the latest building technology to provide luxurious, energy efficient homes, that will seduce and inspire.

The houses at St James Row will offer attractive and well planned houses, featuring spacious entrance halls and stairwells, well proportioned living and kitchen spaces, which benefit from glazing into the hallways and the ability to open up the kitchen space with concealed sliding doors. Beautifully appointed family bathrooms and a luxurious en-suite to the master bedroom, all of which will be flooded with light from large velux roof lights. All bedrooms are doubles, with large built in wardrobes.

Externally the houses will benefit from well proportioned private gardens, with patio doors opening up from the lounge areas onto a patio area, to offer a feel of inside/outside living. Whilst the main garden area is laid to lawn.

Each house will benefit from two brick built paved parking spaces (one house will have double parking spaces).

Situated just a short walk from Tunbridge Wells town centre and St James Park. Access to Highbrooms train station through the park which is on the London mainline.

LOCAL SCHOOLS

St James' Row is situated close to St James' C of E Infant and Junior school. Which is a very sought after local school with a current OFSTED rating of 'Outstanding'

Also situated within the catchment area of Tunbridge Wells are sought after grammar schools including The Skinners School for boys and Tunbridge Well Girls Grammar School.

GREENROCK DEVELOPMENTS

Greenrock Land & Property are a specialist house building company dedicated quite simply to creating unique family homes, designed specifically with the owner in mind. Philip Gowing the Managing Director of Greenrock has a long track record in the construction industry through his construction company C J Gowing & Son Ltd, established in 1993, which has a reputation for building beautiful family houses in East Sussex and Kent.

Greenrock are committed to building family homes to the highest standard and all their developments come with the assurance of an LABC warranty.



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SPECIFICATION

KITCHEN AREA

- Superb kitchens featuring contemporary hi-gloss white units with soft closers, feature glass fronted wall units
- Contemporary worktops with matching upstands
- Glass splash-back to hob
- Plinth & under cupboard lighting
- Full range of "A* rated" stainless steel appliances
- Contemporary style cooker hood
- Fully integrated "A* rated" washer/dryer and dishwasher

BATHROOMS & SHOWERS

- Designed with contemporary clean lines to offer excellent quality throughout
- High quality porcelain wall tiling in wet areas
- Wall mounted vanity units
- Overhead showers & framed screens
- Contemporary white sanitary-ware
- Polished chrome heated towel rails and taps

INTERIORS

- Generous entrance hall with glass panel and pocket door to kitchen give a spacious feel
- Fitted wardrobes to all bedrooms
- Internal walls finished in soft white throughout with woodwork finished in white satin
- Ground floor & kitchen flooring, luxury vinyl tile with wood designs, warm underfoot, easy to clean with all the benefits of a real wood floor but none of the drawbacks
- Neutral colour carpet to staircases, landings & bedrooms
- Recessed downlights in showers & kitchen area
- Internal doors contemporary pattern painted, complemented by polished chrome finish door furniture
- White finish switch plates throughout
- Generous TV & telephone points
- Generous light & power points
- Storage cupboard on 2nd floor

HEATING

- "A*-Rated" Alpha Solarsmart 100 system. Comprising of a natural gas condensing boiler heating system combined with solar panel set into roof and a solar store of pre heated hot water delivers high efficiency and precise control.

EXTERIORS

- High Quality composite front door multi point locking and airtight seals.
- White Upvc double glazed windows & doors designed for easy maintenance
- Paved patio area to rear gardens
- Brick paved entrance path
- Lawned gardens with rear garden wall with fence above to rear and sides.
- External lights to front and rear doors
- Off-road parking for two cars in allocated parking spaces

MEDIA

- Pre-wired for future satellite / digital TV, telephone & broadband to living room & master bedroom.
- Secondary TV points to remainder of bedrooms

SECURITY & PEACE OF MIND

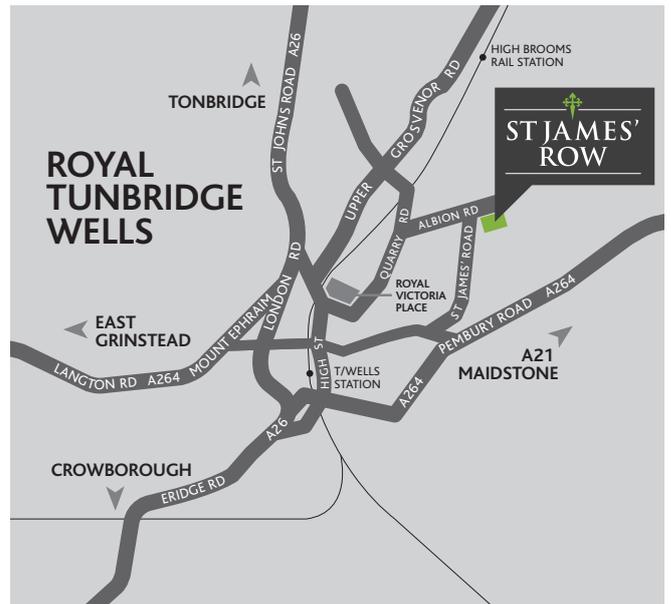
- Mains-fed smoke detector with battery back-up
- Each property is freehold including the parking spaces.
- Each home will be sold with an LABC Structural Warranty



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