

by



SPACES REDEFINED



INTRODUCTION

British architecture consists of a combination of styles throughout history which can be traced as far back as the Roman era. Properties remain throughout the country with magnificent history but unfortunately many of these buildings have been neglected and have now fallen into a state of disrepair.

Stonehouse have a strong reputation for acquiring historical properties, with every bit of care and attention put into restoring and preserving these beautiful period properties.

They bring these once unloved buildings back to their once stunning state so they can be enjoyed for many years to come.

Established in 2004, Stonehouse have a reputation of quality and every design is finished to the highest of standards. Whether this is a new build development or a historic conversion, every single detail is thoroughly considered from start to finish to ensure that we can deliver homes which will stand the test of time.

Whilst acquiring these historical hidden gems, Stonehouse respectively restore and re-purpose them back to their former glory as residential dwellings. Quality and excellence is a habit that Stonehouse proudly promote on every project. From acquisition to design, cost, management and ultimately the development, they achieve a scheme where each apartment has been lovingly designed.

It is never underestimated, the skills that can be required in the design of our buildings. The team along with their passion for new build developments, period properties and listed architecture collaborate their extensive experience and well honed skills to deliver something quite unique when creating a new development.

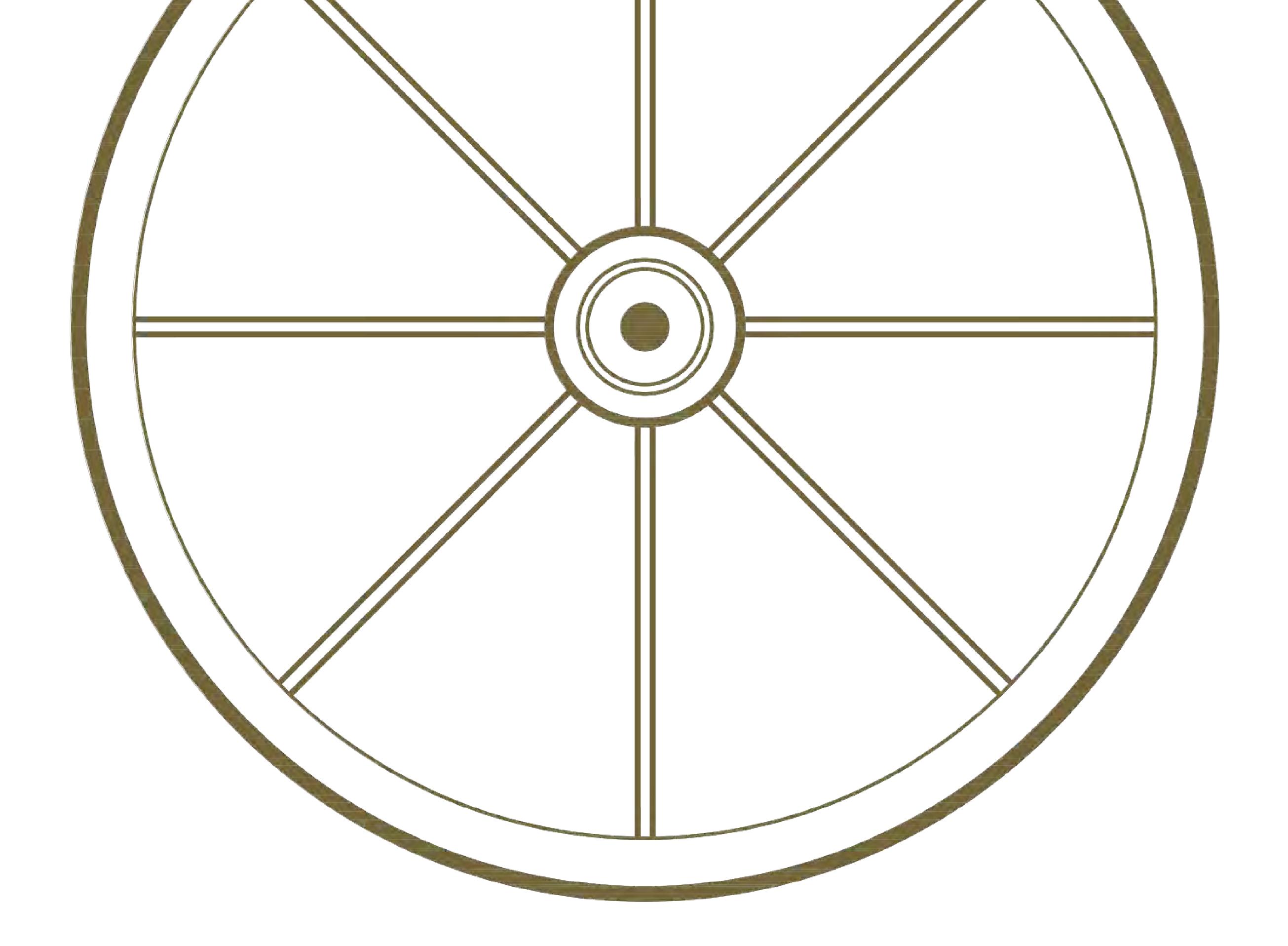
Every residential project Stonehouse design with particular emphasis on attention to detail. Quality craftsmanship is the forefront of their design creating a scheme that is bespoke, focusing on exceptional quality and stunning features.

The Carriage House

88 Grosvenor Road, Royal Tunbridge Wells



- The Carriage House by STONEHOUSE -



Royal Tunbridge Wells

Royal Tunbridge Wells is a town situated in Kent, located approximately 30 miles Southeast of central London. People have been visiting Royal Tunbridge Wells since the discovery of the Chalybeate Spring in 1606. Over the subsequent years the town grew in popularity and gained its reputation as the place to see and be seen.

In 1909 King Edward VII officially recognised the popularity of Tunbridge Wells with its many royal and aristocratic visitors – including his mother, Queen Victoria – over the centuries by granting the town its "Royal" prefix.

Today, Royal Tunbridge Wells, or Tunbridge Wells as it is more commonly called, remains a popular place to live and to visit as it maintains much of its original charm and elegance.

Surrounded by beautiful countryside and just a short distance from London it is an ideal destination with a range of buyers and investors.

'In 1909 King Edward VII officially recognised the popularity of Royal Tunbridge Wells with its many royal and aristocratic visitors, including his mother, Queen Victoria'















LOCATION

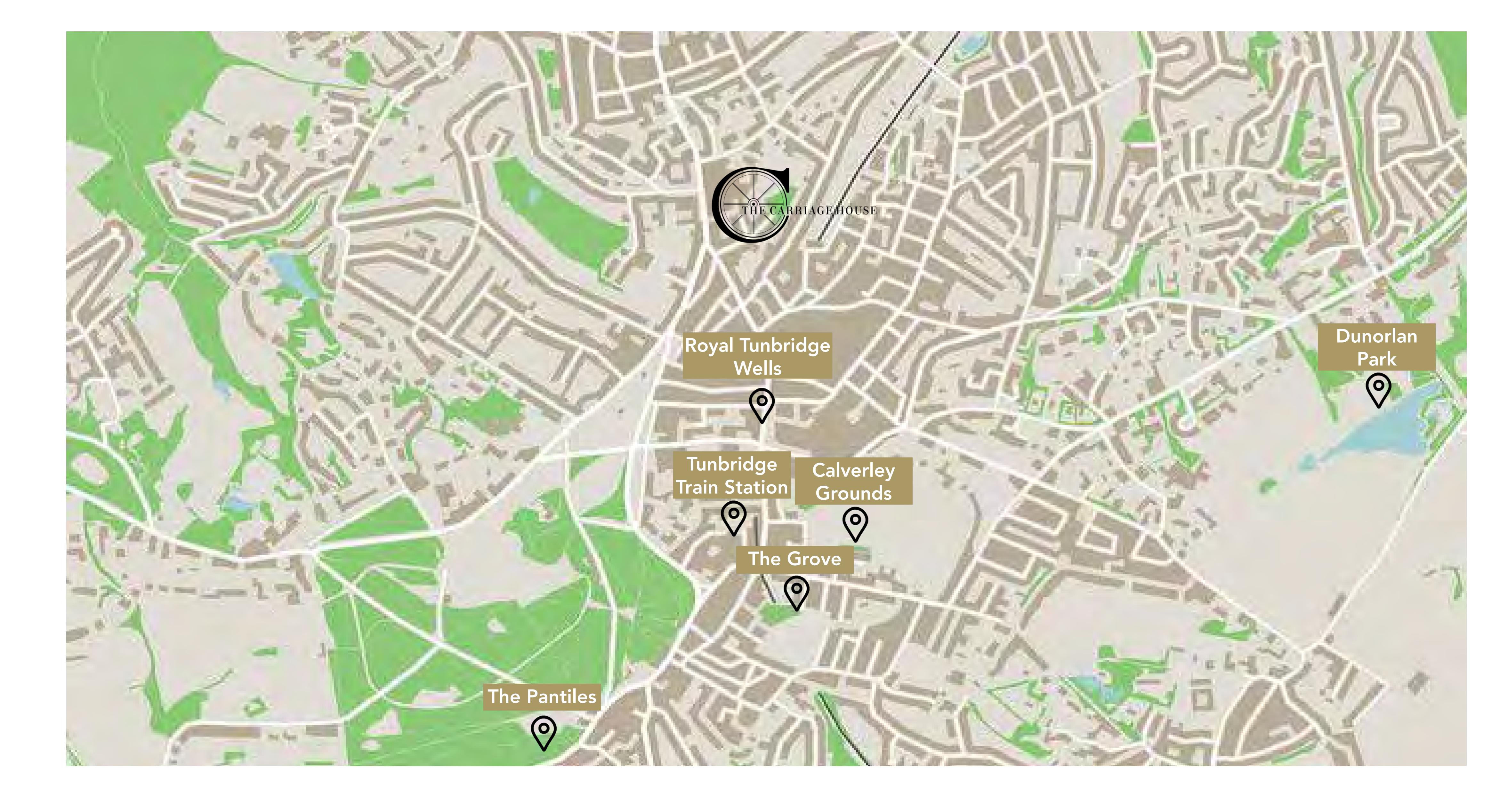
The Carriage House in a commanding position on the corner of Grosvenor Road and Grosvenor Park in one of Royal Tunbridge Wells most up and coming districts, The Carriage House is perfectly located only a stone's throw from some of the best cafes, restaurants, pubs and shops that Royal Tunbridge Wells has to offer.

If you're in the mood to venture slightly further, then The Pantiles is a little over 15 minutes' walk from the development. Offering a huge variety of festivals, markets, live music, and special seasonal events such as food festivals and Christmas markets as well as popular spots such as The Ivy.

If the outdoors is more your thing, then there are several local parks within walking distance including Calverley Grounds, Grosvenor & Hilbert Park and The Grove, which is the oldest park in Tunbridge Wells, dating back to 1703. It was given to the towns people to use as a place of seclusion away from the hustle and bustle of the town.

The Carriage House benefits from excellent transport links, with Tunbridge Wells Train Station being situated only 0.5 miles away, allowing easy access to London in under an hour. Whilst Gatwick International Airport can be found only 23 miles away.

'Grosvenor Road and Grosvenor Park is located in one of Royal Tunbridge Wells most up and coming districts, The Carriage House is perfectly located only a stone's throw from some the best facilities that Royal Tunbridge Wells has to offer'















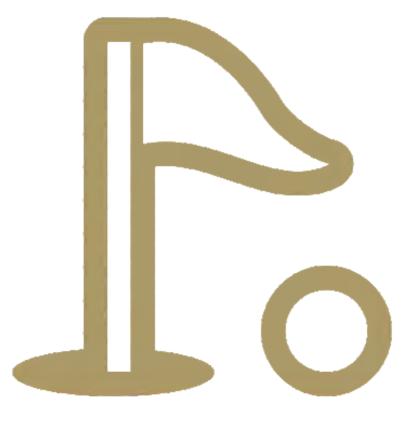










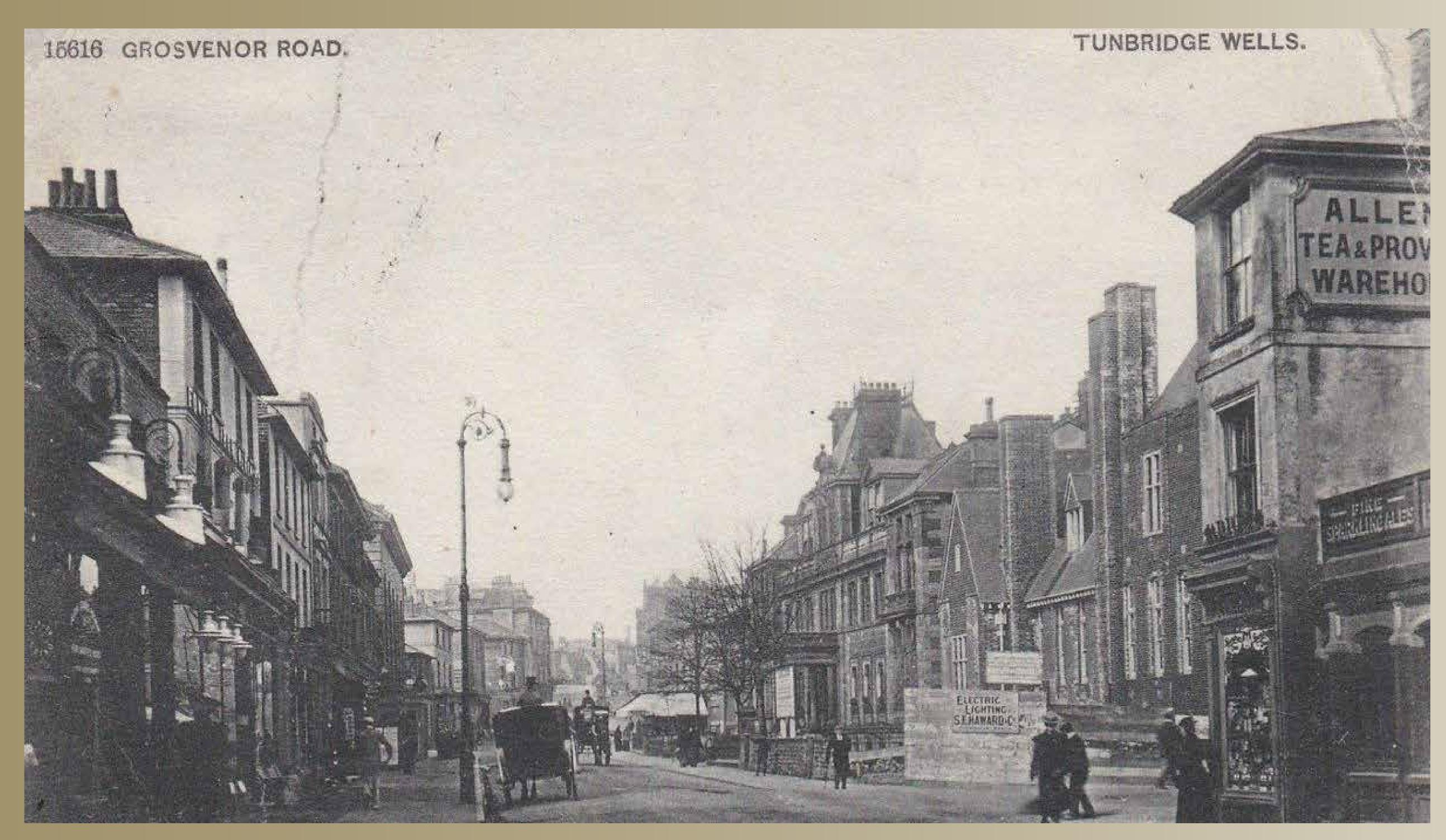


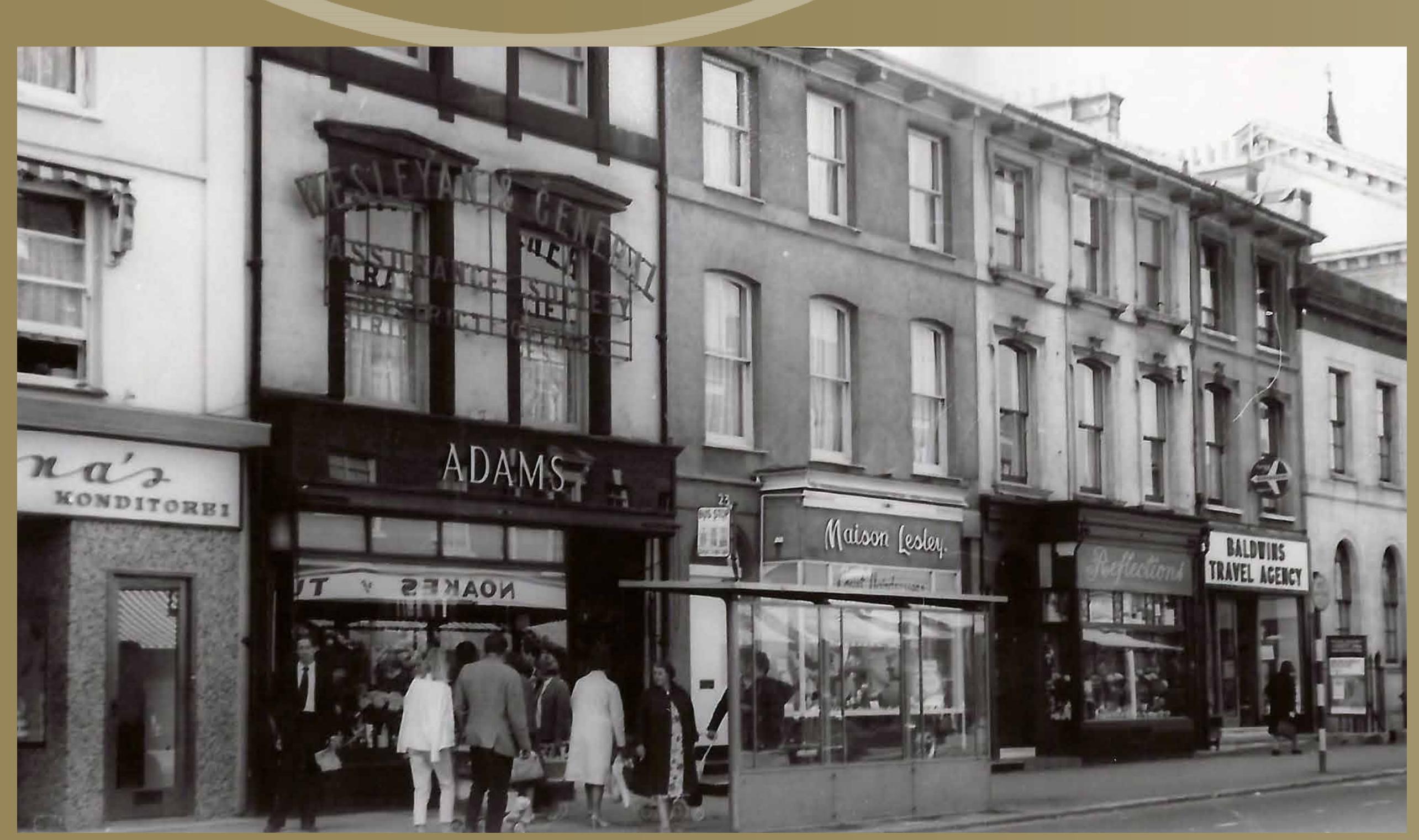


	Calverley Grounds	The Grove	Grosvenor & Hilbert Park	Tunbridge Wells Train Station	London	Gatwick Airport
	7 Mins	6 Mins	6 Mins	6 Mins	1hr 15 Mins	41 Mins
<u> </u>	12 Mins	14 Mins	17 Mins	10 Mins		

Royal Tunbridge Wells	The Pantiles	Dunorlan Park	River Grom	Nevill Golf Club	Assembly Hall Theatre
5 Mins	4 Mins	4 Mins	13 Mins	9 Mins	5 Mins
7 Mins	18 Mins	21 Mins			7 Mins







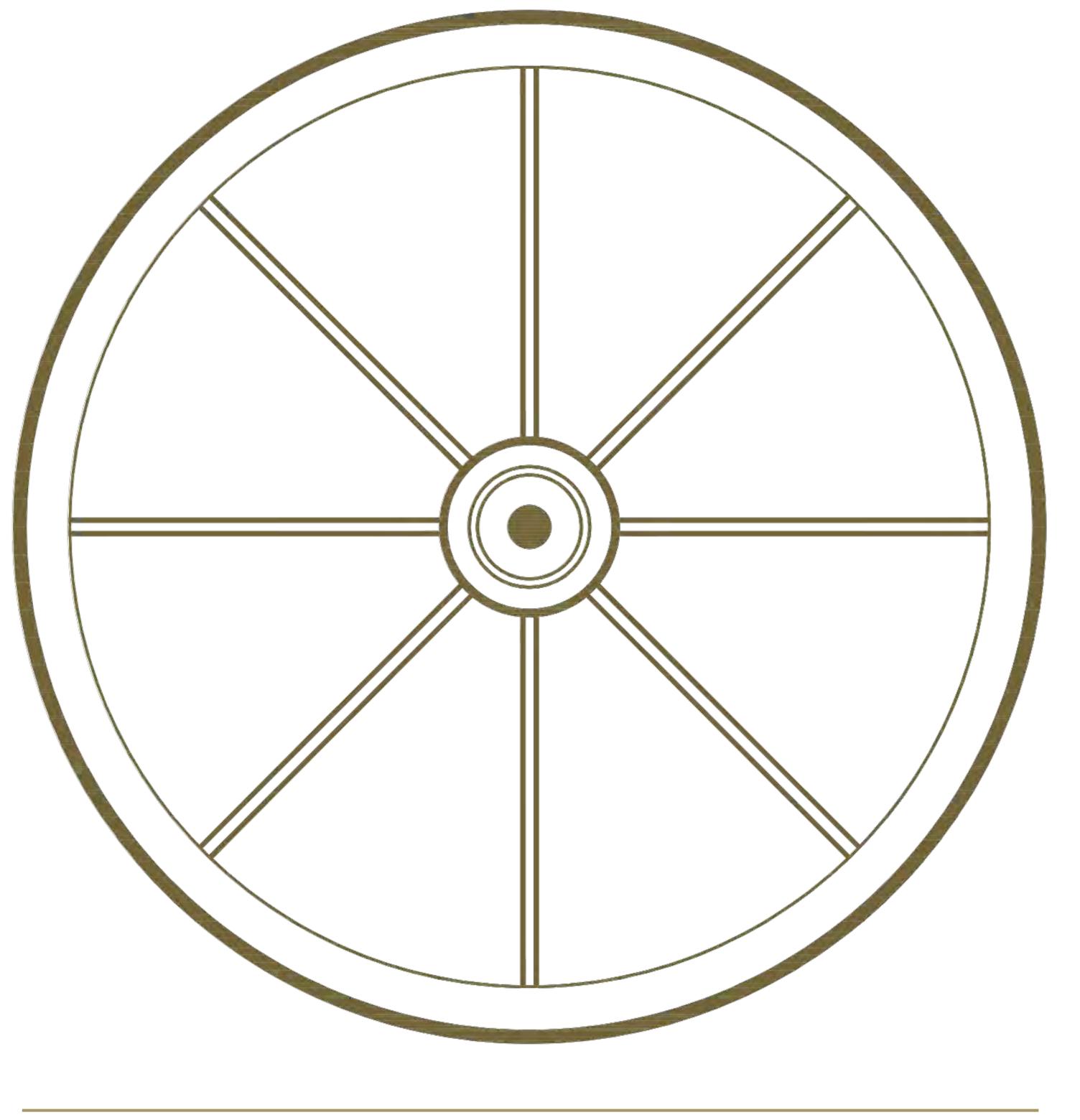


THE BUILDINGS HISTORY

The Carriage House is by far one of Royal Tunbridge Wells most recognisable buildings. Originally built in 1891 in Queen Anne Style with brick and terracotta detailing. The Carriage House was designed by renowned architect H Crank for horse drawn carriage manufacturers Rock, Hawkins & Thorpe which had moved to Tunbridge Wells from Hastings. There were originally showrooms on the ground floor, with carriage and body makers to the first floor, and painters and trimmers on the second floor. Around the turn of the century, the firm moved into the building of motor cars before Caffyns bought the business and moved to new premises on St Johns Road in the 1950's.

It's later uses included that of an educational establishment and an employment centre, whilst the property is now being lovingly converted to offer a range of 1, 2 and 3 bedroom apartments which will help preserve the buildings history and ensure it has a place for future generations to come.

'The Carriage House was designed by renowned architect H Crank for horse drawn manufacturers Rock, Hawkins & Thorpe'



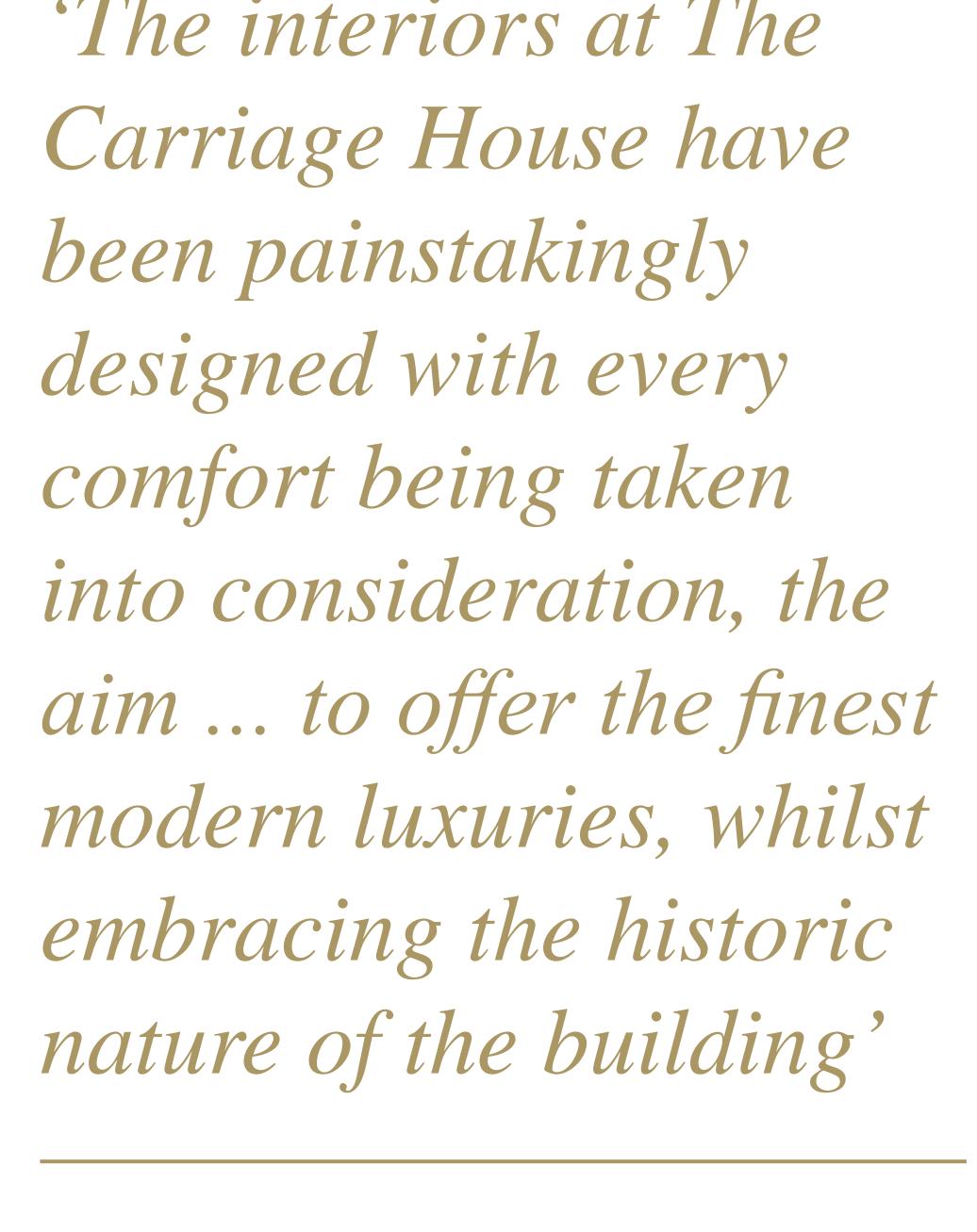
INTERIORS

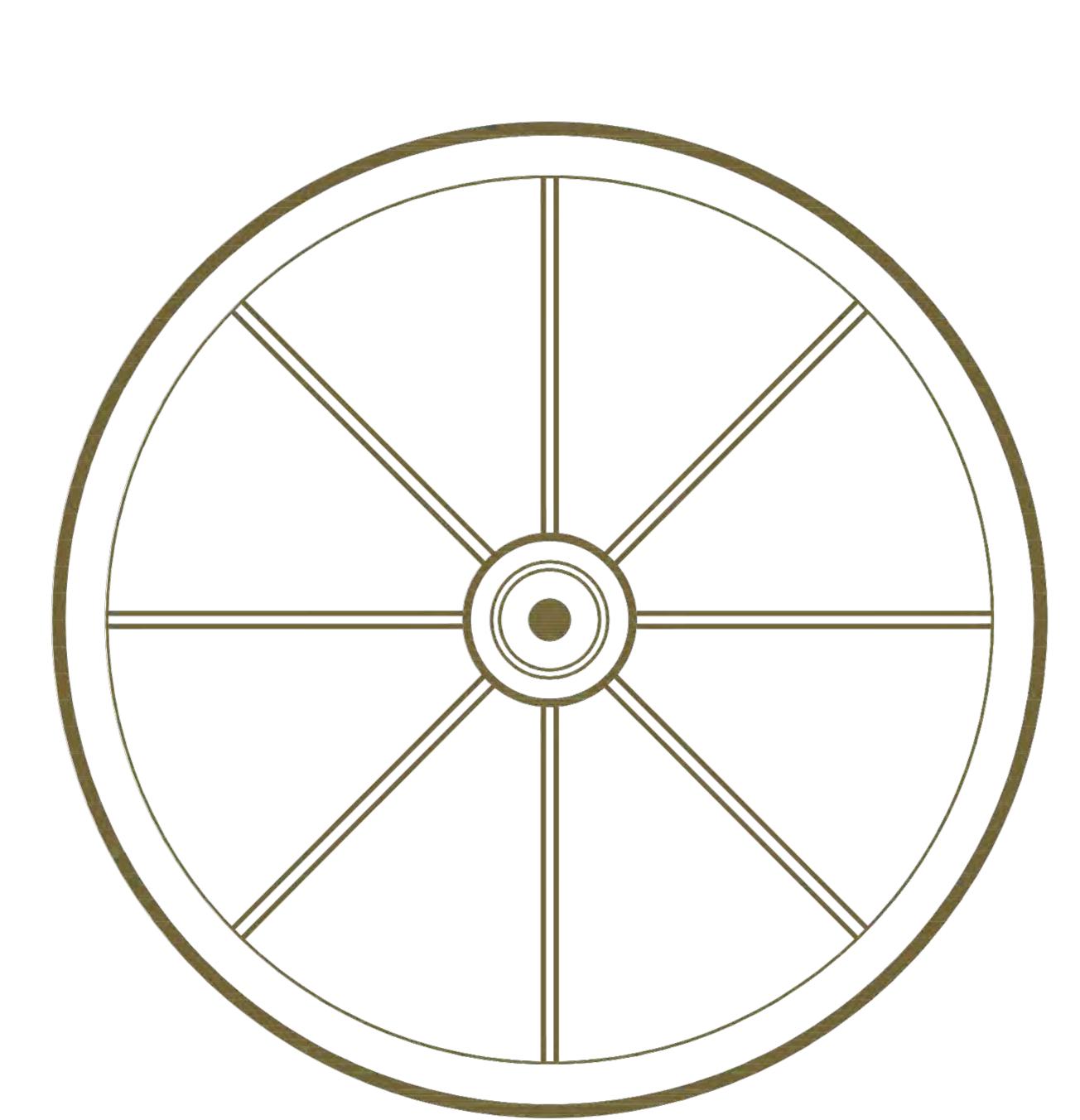
The interiors at The Carriage House have been painstakingly designed with every comfort being taken into consideration, the aim..... to offer the finest modern luxuries, whilst embracing the historic nature of the building, with original features being refurbished and retained.

The kitchens benefit from wall and base cabinetry which is complimented by the marble effect quartz worktop with matching splashback, wine fridges, 3 in 1 Boiling water taps and high spec integrated appliances throughout.

Opulent bathrooms and en suites include luxurious Milano suites which are enhanced by full height wall and floor tiling by Pamesa, recessed vanity shelves and illuminated LED, demisting mirrors.

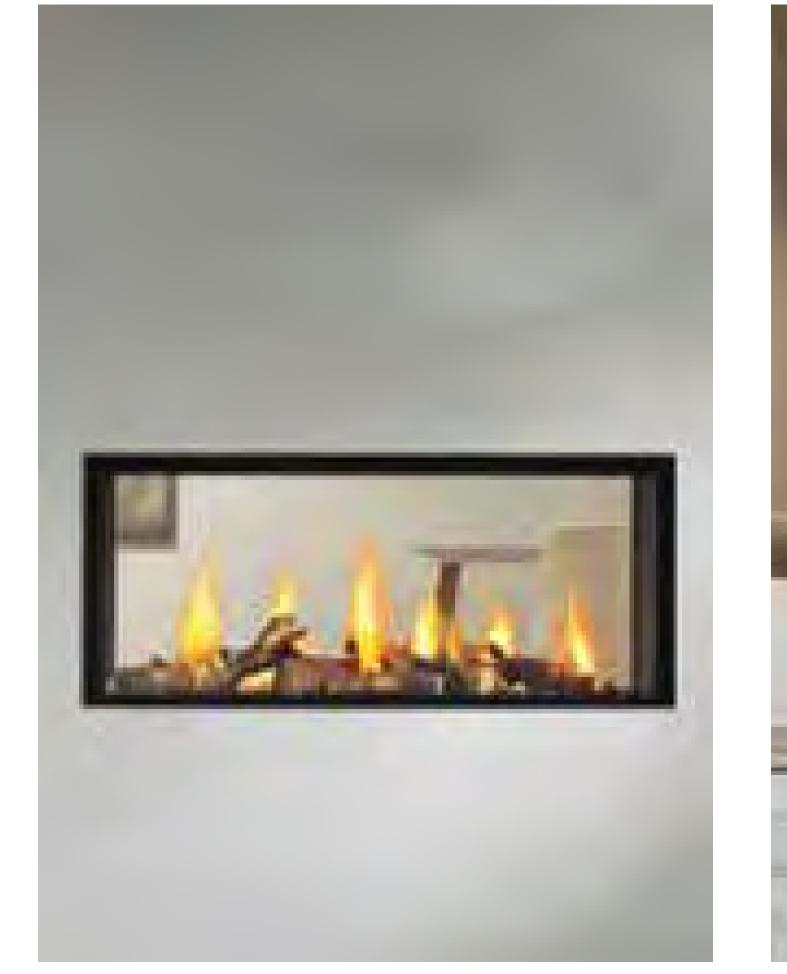
'The interiors at The Carriage House have

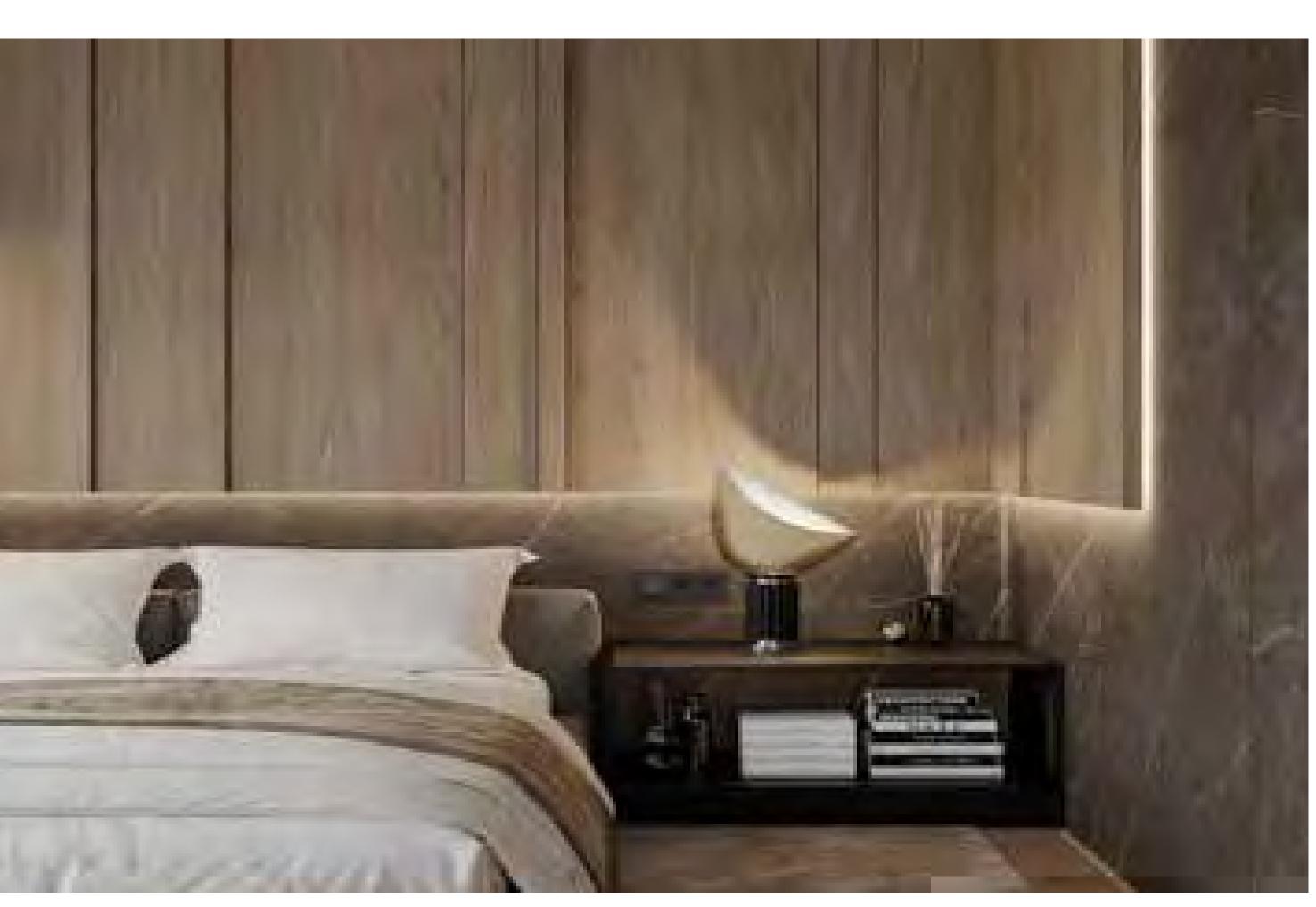


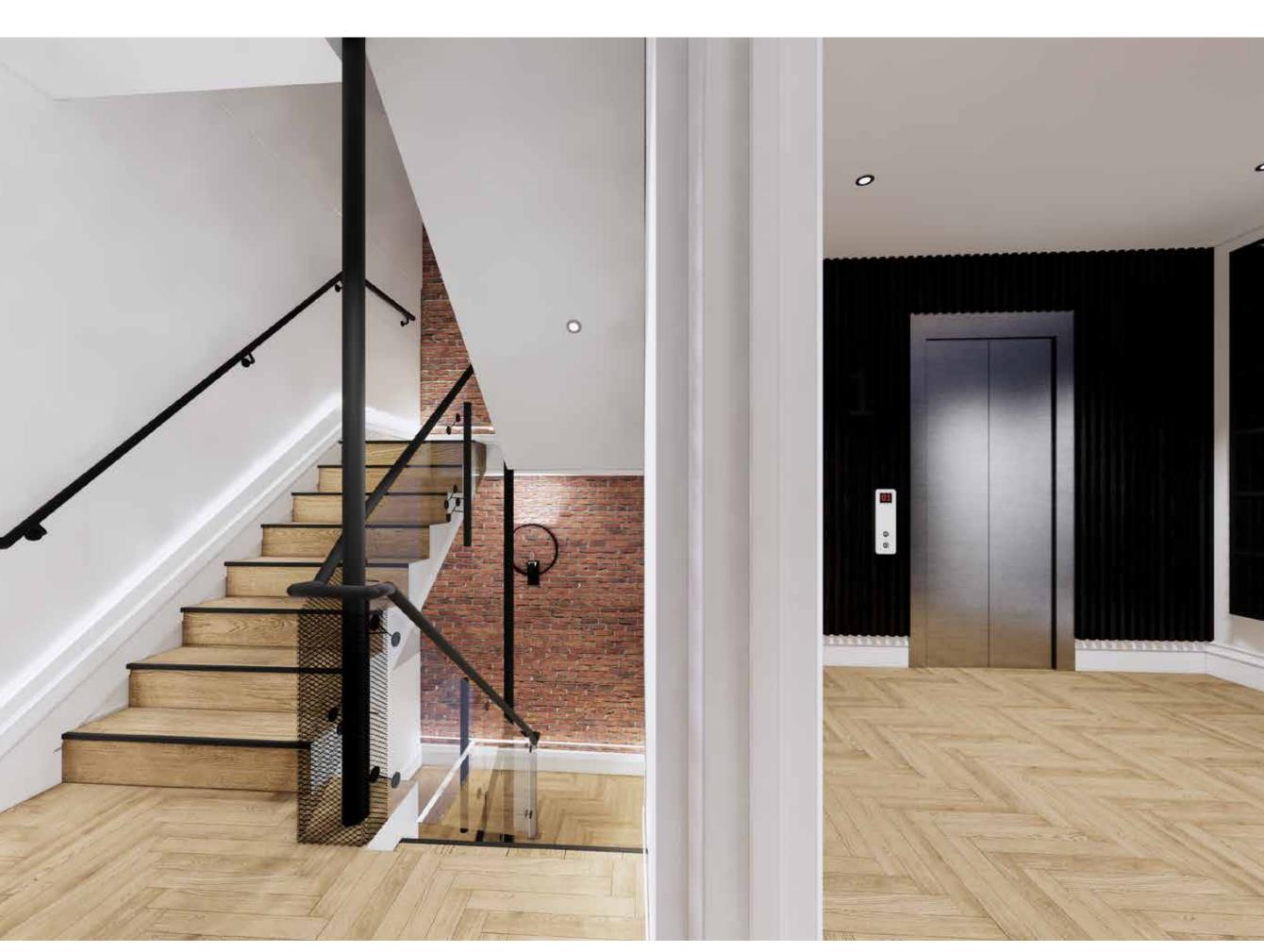


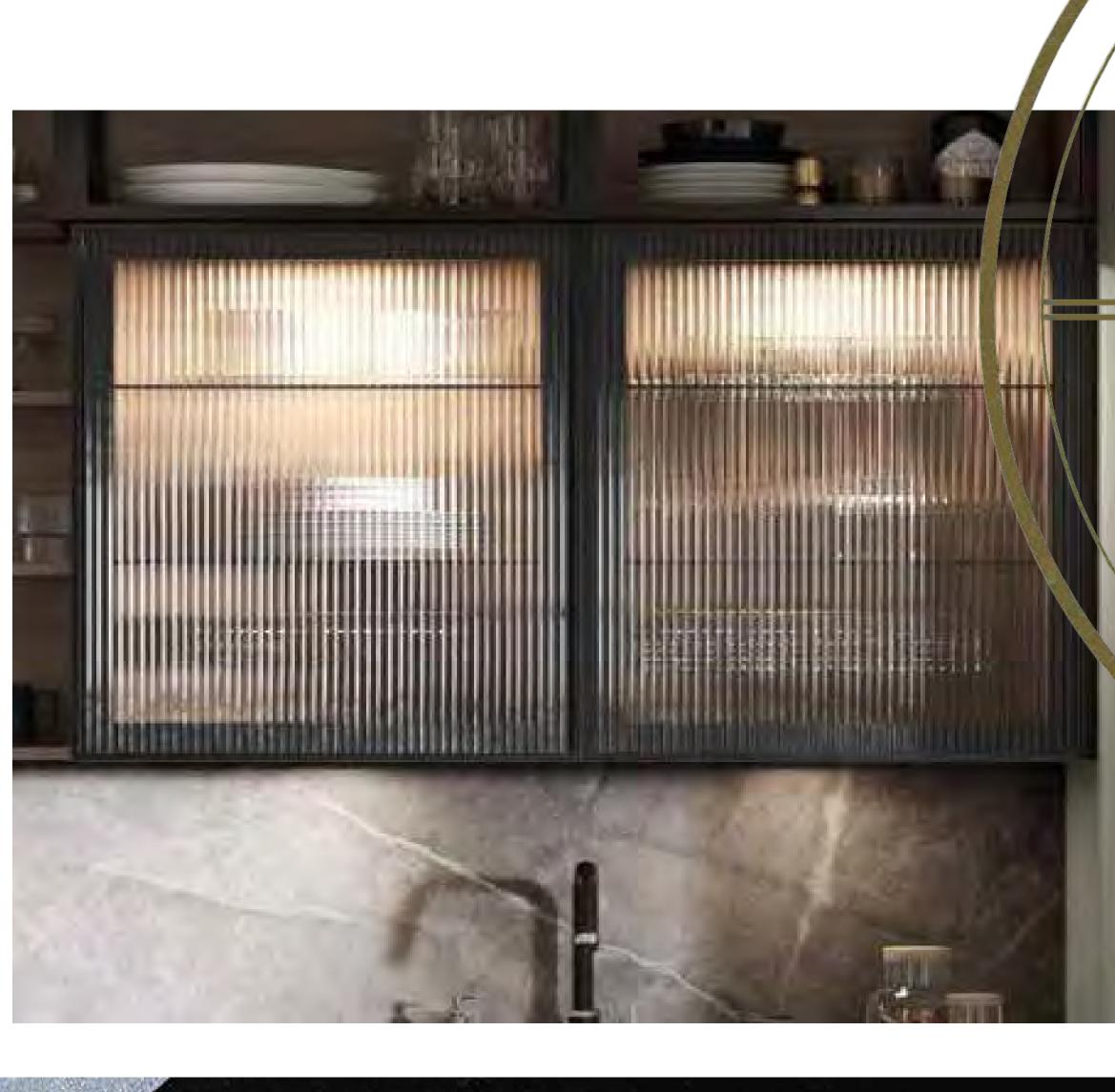


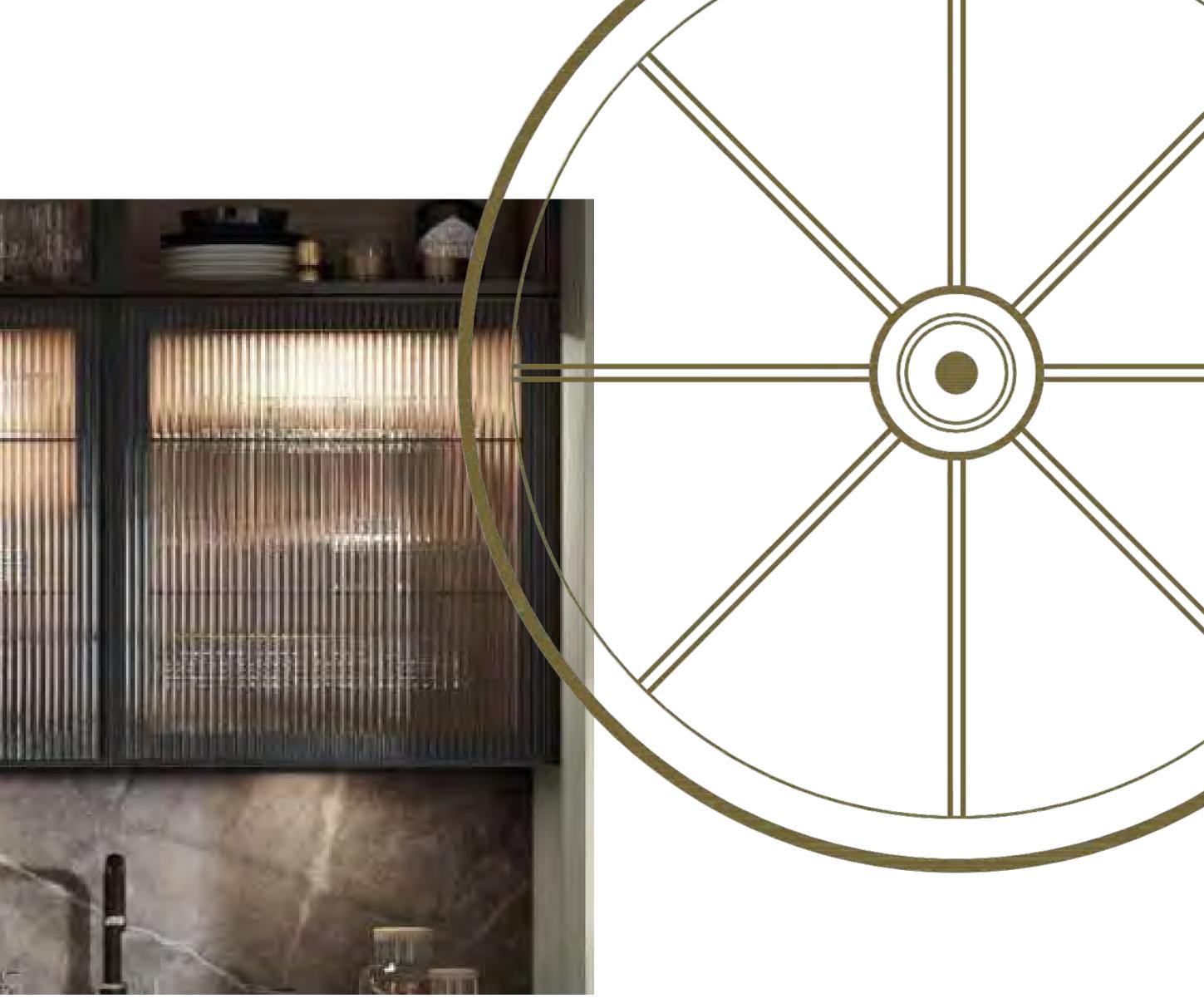
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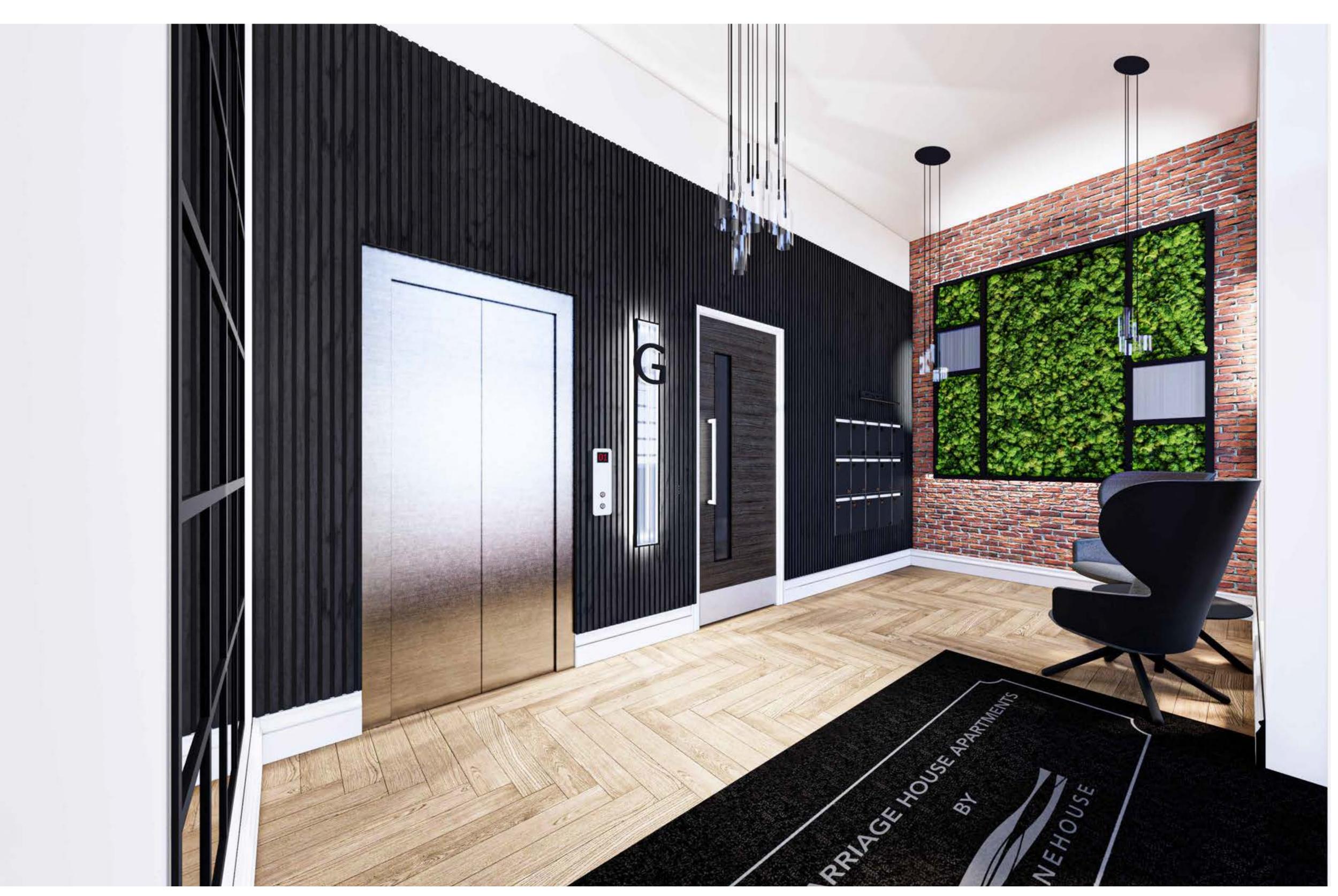


















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FINISHING TOUCHES

The individual apartments will take on a look and feel reminiscent of a 'New York Loft' with Crittall style windows and doors, concrete effect tiled flooring, exposed brick slip feature walls whilst feature fireplaces with electric fires will be the focal point of each of the living areas. All of the apartments will include underfloor heating throughout and wine fridges as well as principal bedrooms with Armourcoat feature walls and backlit headboards.

The penthouse apartments will have the added opulence of hand poured resin flooring throughout the kitchens and living areas to give each apartment its own bespoke design. The kitchens will feature integrated coffee machines whilst the principal bedrooms will benefit from individually designed walk in wardrobes with feature lighting. Private roof terraces will be accessible from each of the penthouses, offering breath taking views out across Tunbridge Wells and the surrounding area.

'The apartments have a feel reminiscent of a 'New York Loft' with concrete effect finishes and exposed brick slip features

FLOOR PLANS BASEMENT FLOOR

APARTMENT ONE: 1 Bedroom - 974 ft²/90.48 m²

- Lower Ground Floor Apartment
- Kitchen with Breakfast Bar & Integrated Appliances
- Spacious Living Area with Feature Fireplace
- Generous Double Bedroom with Dressing Area
- En Suite Bathroom & Guest WC
- Underfloor Heating, Crittall Style Doors & Windows





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APARTMENT ONE

Entrance

6200 x 3946mm (20'3" x 11'5")

Kitchen Living Dining

10504 x 3723mm (34'4" x 12'2")

1409 x 1187mm (4'6" x 3'9")

Bedroom

5929 x 3763mm (19'5" x 12'4")

Ensuite

2960 x 2001mm (9'7" x 6'6")





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APARTMENT TWO

Kitchen Living Dining 11666 x 5273mm (38'3" x 17'2")

Bathroom 2517 x 3523mm (8'3" x 11'6")

1258 x 926mm (4'1" x 3')

Master Bedroom

4807 x 4773mm (15'8" x 15'7")

Ensuite

2435 x 1663mm (8' x 5'5")

Bedroom Two 5303 x 2948mm (17'3" x 9'8")

APARTMENT THREE

Kitchen Living Dining 11899 x 4493mm (39 x 14′7″)

1268 x 662mm (4'2" x 2'1") Bathroom

3003 x 2076mm (9'9" x 6'8") Master Bedroom

5442 x 4518mm (17'9" x 14'8")

Ensuite

2180 x 1887mm (7'2" x 6'2")

Bedroom Two

3014 x 2753mm (9'9" x 9')

APARTMENT FOUR

Kitchen Living Dining

10890 x 10724mm (35'7" x 35'1")

1659 x 622mm (5'4" x 2')

Bathroom

3017 x 2380mm (9'9" x 7'8")

Master Bedroom

5249 x 4342mm (17'2" x 14'3")

Ensuite

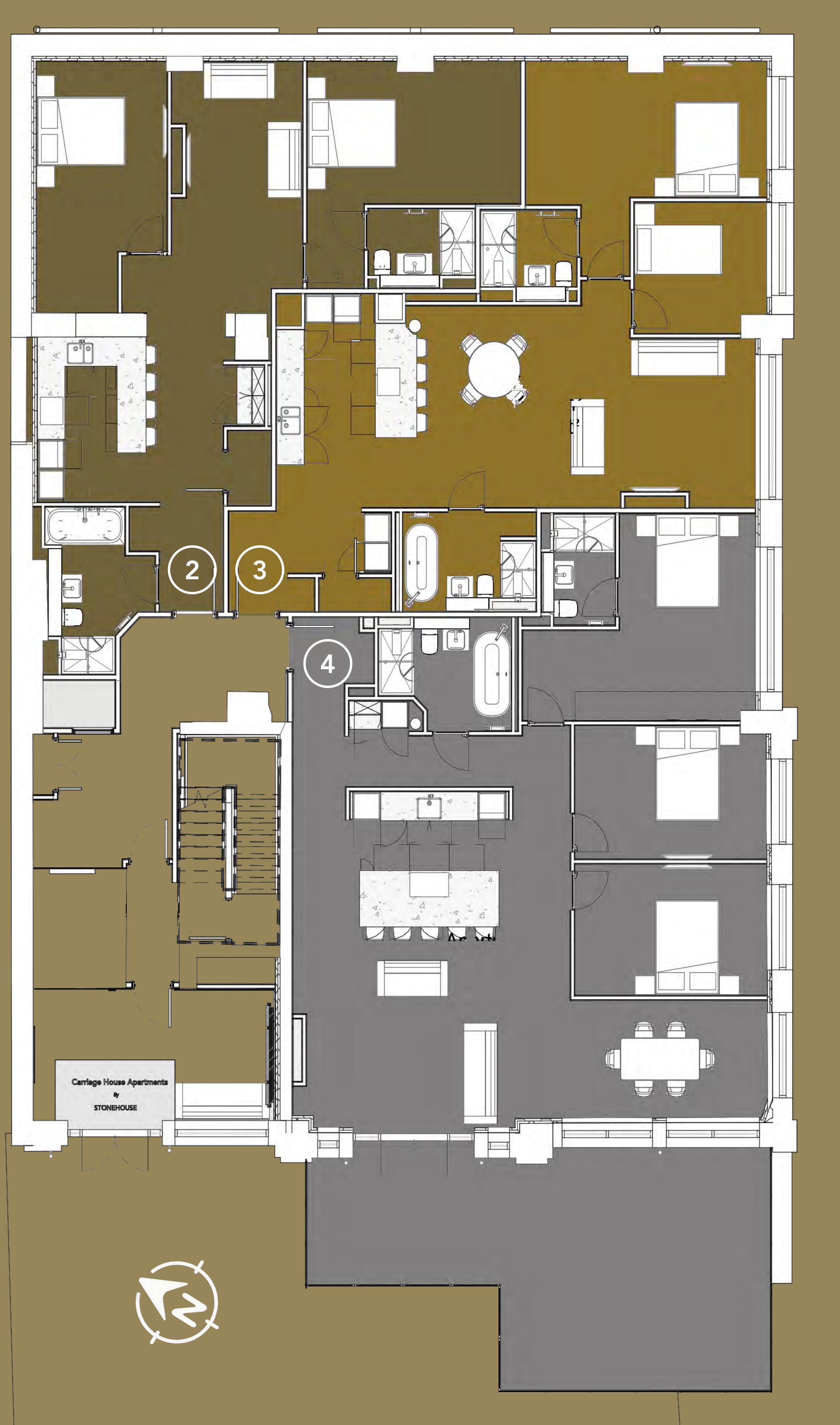
2439 x 1648mm (8' x 4'4")

Bedroom Two

4322 x 2805mm (14'2" x 9'2")

Bedroom Three

4328 x 2758mm (14'2" x 9')



FLOOR PLANS GROUND FLOOR

APARTMENT TWO: 2 Bedrooms - 942 ft²/87.5 m²

- Two Double Bedroom Ground Floor Apartment
- Luxurious Kitchen with Breakfast Bar & Integrated Appliances
- Living Area with Feature Fireplace
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows

APARTMENT THREE: 2 Bedrooms - 987 ft²/91.3 m²

- Two Double Bedroom Ground Floor Apartment
- Luxurious Kitchen with Breakfast Bar & Integrated Appliances
- Living Area with Feature Fireplace
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows

APARTMENT FOUR: 3 Bedrooms - 1338 ft²/124.3 m²

- Three Double Bedroom Premium Apartment
- Opulent Kitchen with Island Unit, Integrated Appliances & Coffee Machine
- Hand Poured Resin Flooring with Underfloor Heating
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Private 469sqft Terrace
- Secure Allocated Car Park Bay with EV Charger

FLOOR PLANS FIRST FLOOR



APARTMENT FIVE: 2 Bedrooms - 971 ft²/90.2 m²

- Two Double Bedroom Apartment
- Spacious Kitchen with Island Unit & Integrated Appliances
- Living Area with Feature Fireplace & Private Balcony
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows

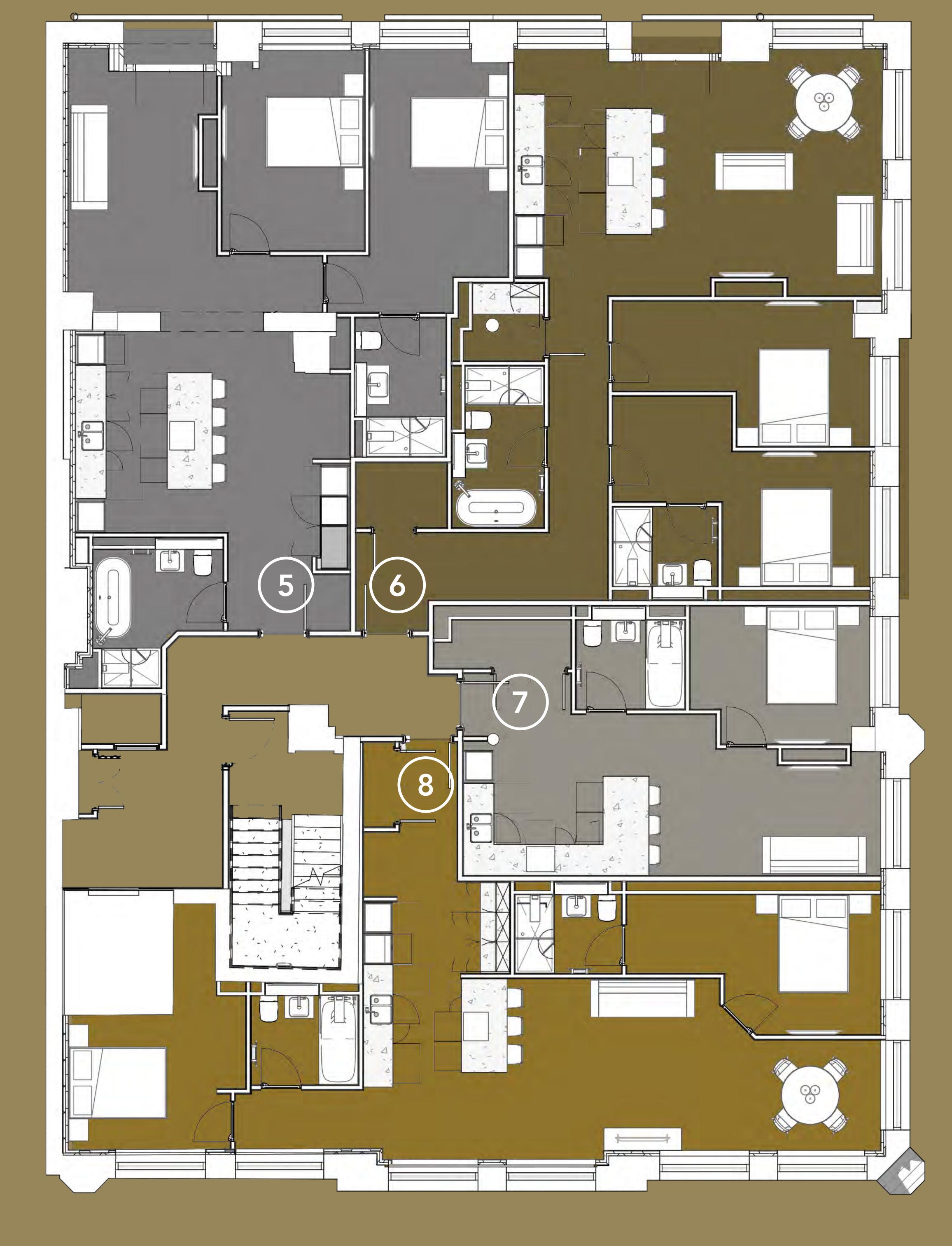
APARTMENT SIX: 2 Bedrooms - 1056 ft²/98.1 m²

- Two Double Bedroom Apartment
- Luxurious Kitchen with Island Unit & Integrated Appliances
- Living Area with Feature Fireplace & Private Balcony
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows

APARTMENT SEVEN: 1 Bedroom - 508 ft²/47.2 m²

APARTMENT EIGHT: 2 Bedrooms 920 ft²/85.5 m²

- First Floor Apartment
- One Double Bedroom
- Generous Kitchen with Breakfast Bar & Integrated Appliances 🛞 Generous Living / Dining Area
- Open Plan Living Area
- Principal Bathroom with Three Piece Suite
- Underfloor Heating, Crittall Style Doors & Windows



- Two Double Bedroom Apartment
- Well Appointed Kitchen with Integrated Appliances
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows



APARTMENT FIVE

Kitchen Living Dining 11791 x 5606mm (38'7" x 18'4")

2125 x 665mm (7' x 9'2") Bathroom 2652 x 2799mm (8'7" x 9'2")

Master Bedroom

5375 x 2820mm (17'6" x 9'3")

Ensuite 2796 x 1841mm (9'2" x 6')

Bedroom Two 2902 x 4057mm (9'5" x 13'3")

Juliet Balcony 1894 x 863mm (6'2" x 2'8")

APARTMENT SIX

Kitchen Living Dining 11160 x 7550mm (36'6" x 24'7")

> 1631 x 1558mm (5'4" x 5'1") Bathroom

3269 x 1879mm (10'7" x 6'2") Master Bedroom

5248 x 3865mm (17'2" x 12'7") Ensuite

2126 x 1868mm (7' x 6'1") Bedroom Two

5248 x 2935mm (17'2" x 9'6") Juliet Balcony

1830 x 651mm (6' x 2'1")

APARTMENT SEVEN

Kitchen Living Dining 8533 x 4080mm (28' x 13'4") Bathroom

2077 x 2214mm (6'8" x 7'3") Master Bedroom

3669 x 2783mm (12' x 9'1")

APARTMENT EIGHT Kitchen Living Dining

8452 x 13197mm (27'7" x 43'3")

1845 x 1000mm (6' x 3'3") Bathroom

2185 x 2053mm (7'2" x 6'7") Master Bedroom

5219 x 2829mm (17'1" x 9'3") Ensuite

2165 x 1845mm (7'1" x 6')

Bedroom Two

3439 x 3615mm (11'3" x 11'8")



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APARTMENT NINE

Kitchen Living Dining
11824 x 5818mm (38'8" x 19')
Utility

1311 x 650mm (4'3" x 2'1")
Bathroom

3452 x 2531mm (11'3" x 8'3")

Master Bedroom 4799 x 4435mm (15'7" x 14'6")

Ensuite

2498 x 1175mm (8'2" x 3'9")
Bedroom Two

5326 x 3053mm (17'5" x 10')

Juliet Balcony

1837 x 663mm (6' x 2'2")

APARTMENT TEN

Kitchen Living Dining
11762 x 7549mm (38'6" x 24'8")
Utility
1550 x 1631mm (5'1" x 5'4")
Bathroom
3289 x 1892mm (10'8" x 6'2")
Master Bedroom

3838 x 5325mm (12'6" x 17'5")

5260 x 2957mm (17'3" x 9'7")

2137 x 1873mm (7' x 6'1")

Ensuite

Bedroom Two

APARTMENT ELEVEN

Kitchen Living Dining

8563 x 4080mm (28' x 13'4")

Bathroom

2214 x 2082mm (7'3" x 6'8")

Master Bedroom

3670 x 2783mm (12' x 9'1")

APARTMENT TWELVE Kitchen Living Dining

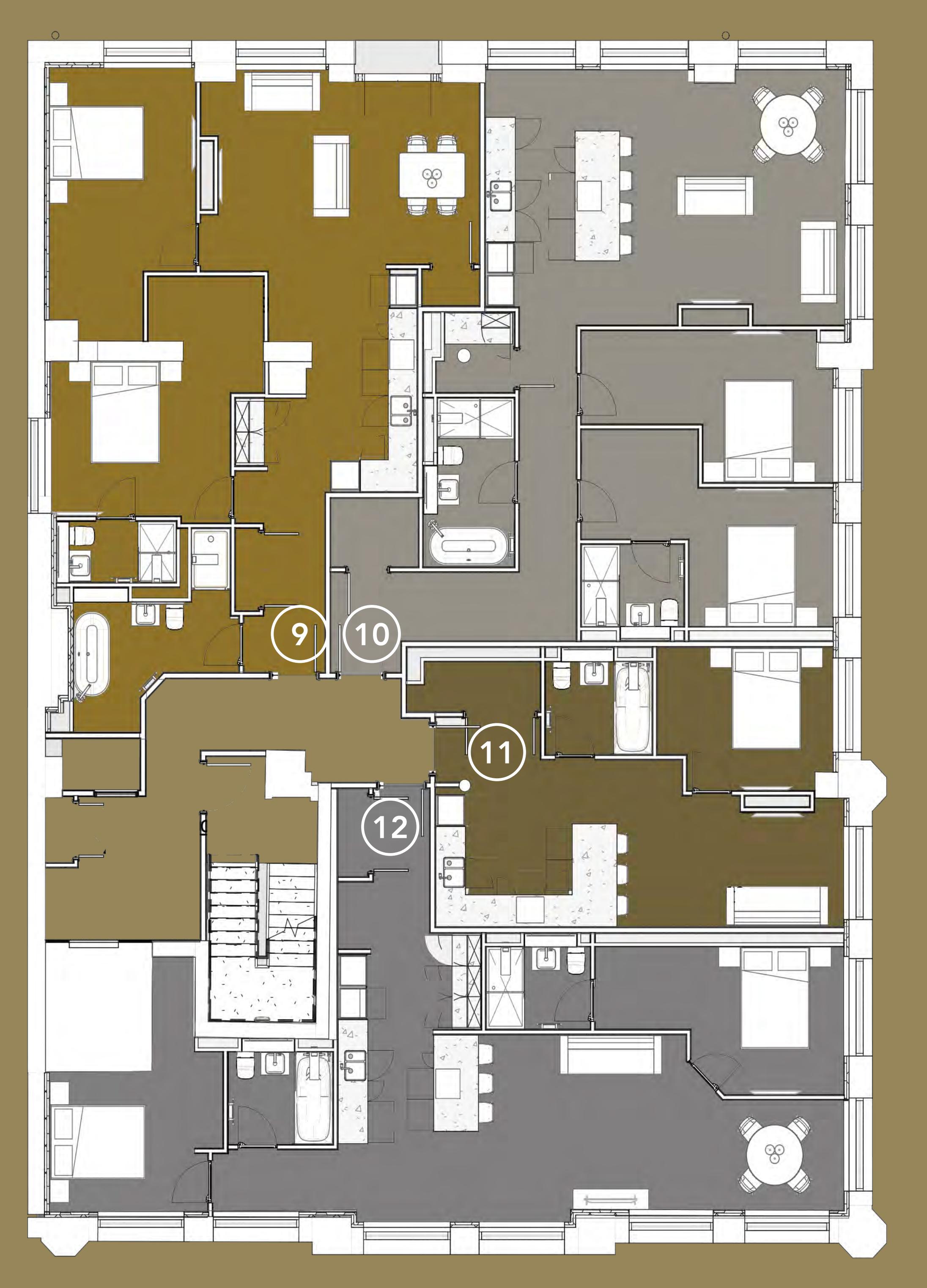
13225 x 8452mm (43'4" x 27'7")
Utility
1860 x 1000mm (6'1" x 3'3")
Bathroom
2184 x 2060mm (7'2" x 6'8")
Master Bedroom
5198 x 2889mm (17'1" x 9'5")

2165 x 1855mm (7'1" x 6'1")

Bedroom Two

3648 x 3442mm (11'9" x 11'3")

Ensuite





FLOOR PLANS SECOND FLOOR

APARTMENT TEN: 2 Bedrooms - 1056 ft²/98.1 m²

- Two Double Bedroom Apartment
- Extravagant Kitchen with Integrated Appliances
- Living Area with Feature Fireplace
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows

APARTMENT ELEVEN: 1 Bedroom - 508 ft²/47.2 m²

- Second Floor Apartment
- One Double Bedroom
- Generous Kitchen with Breakfast Bar & Integrated Appliances
- Open Plan Living Area
- Principal Bathroom with Three Piece Suite
- Underfloor Heating, Crittall Style Doors & Windows

APARTMENT NINE: 2 Bedrooms - 975 ft²/90.6 m²

- Two Double Bedroom Apartment
- Splendid Kitchen with Integrated Appliances
- Living Area with Feature Fireplace & Private Balcony
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows

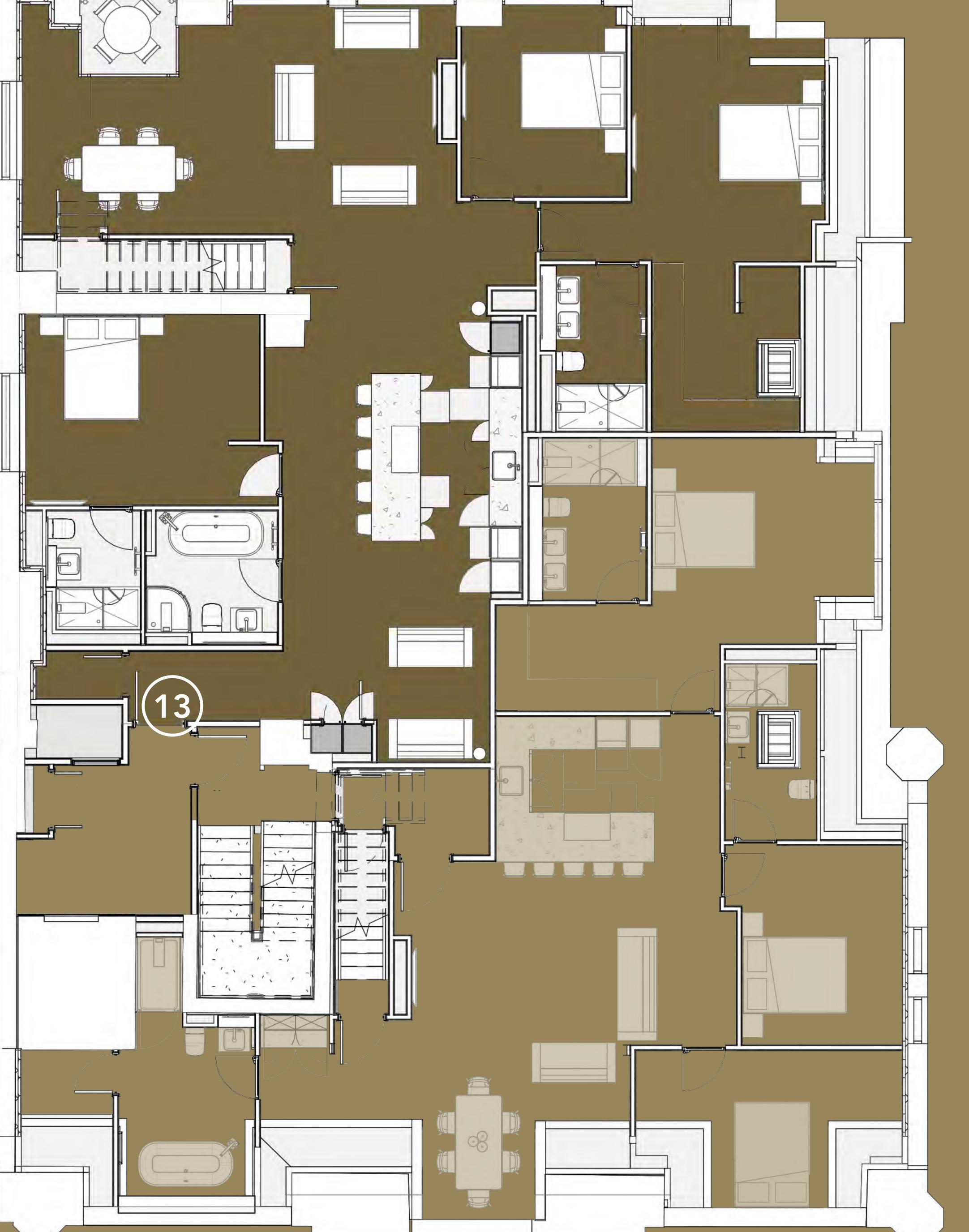
APARTMENT TWELVE: 2 Bedroom - 920 ft²/47.2 m²

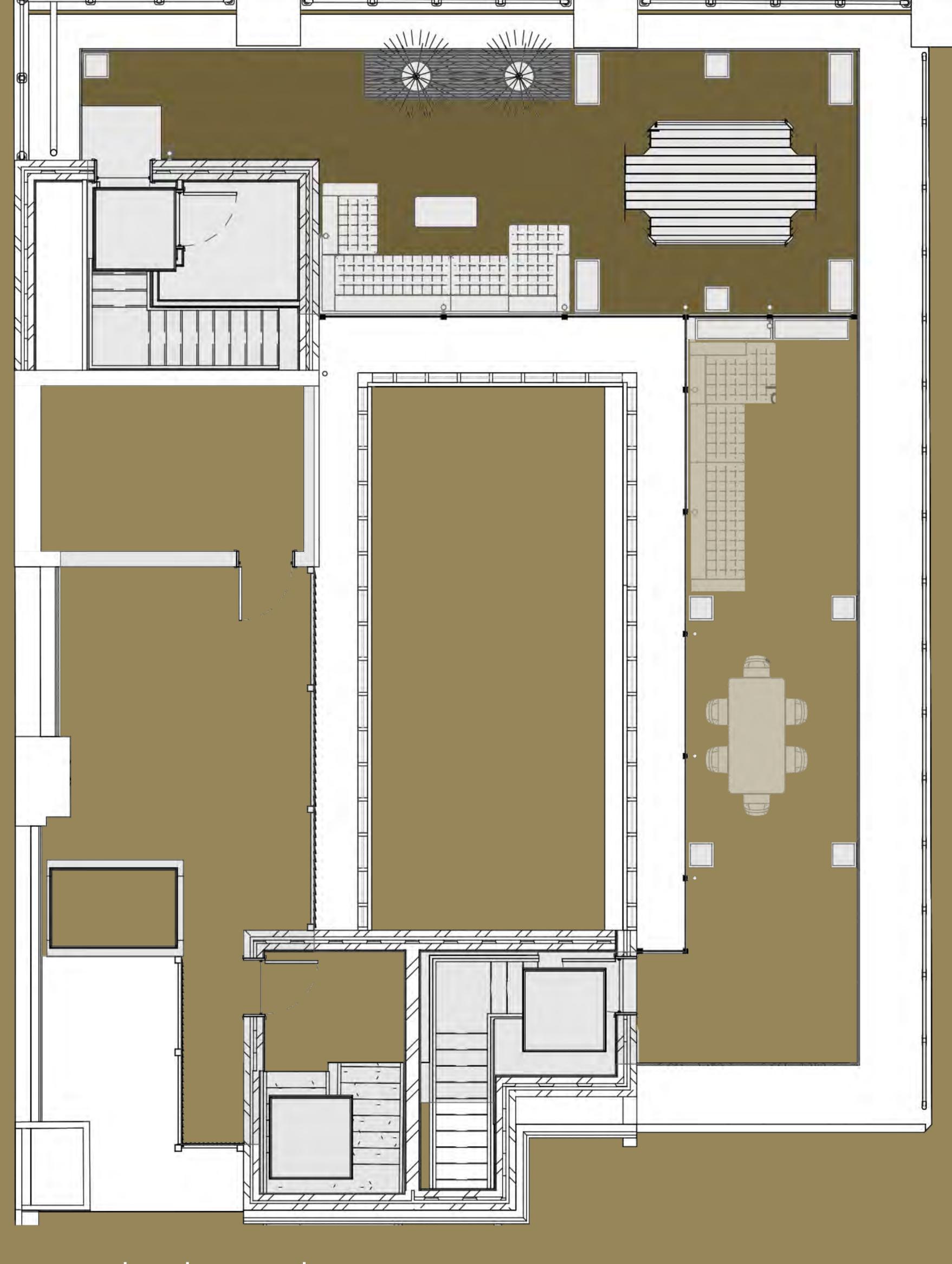
- Two Double Bedroom Apartment
- Extravagant Kitchen with Integrated Appliances
- Open Plan Living Area
- Principal Bathroom with Four Piece Suite
- En Suite Shower Room to Principal Bedroom
- Underfloor Heating, Crittall Style Doors & Windows

FLOOR PLANS THIRD FLOOR - APARTMENT THIRTEEN



FOURTH FLOOR - APARTMENT THIRTEEN ROOF TERRACE





Fourth Floor Plan

APARTMENT THIRTEEN

Kitchen Living Dining 14269 x 8246mm (46'8" x 27')

Bathroom 2511 x 2514mm (8'2" x 8'2")

Master Bedroom 5444 x 7675mm (17'9" x 25'2") Ensuite

1986 x 3116mm (6'5" x 10'2") Bedroom Two

3110 x 3607 mm (5'4" x 5'1")

Bedroom Three 3610 x 4783 mm (10'2" x 15'7")

Ensuite 2242 x 1781mm (7'4" x 5'6")

Balcony

1843 x 1666mm (6' x 5'5")

Terrace 12025 x 4078mm (39'5" x 13'4")





APARTMENT THIRTEEN: 3 Bedrooms - 1913 ft²/177.7 m²

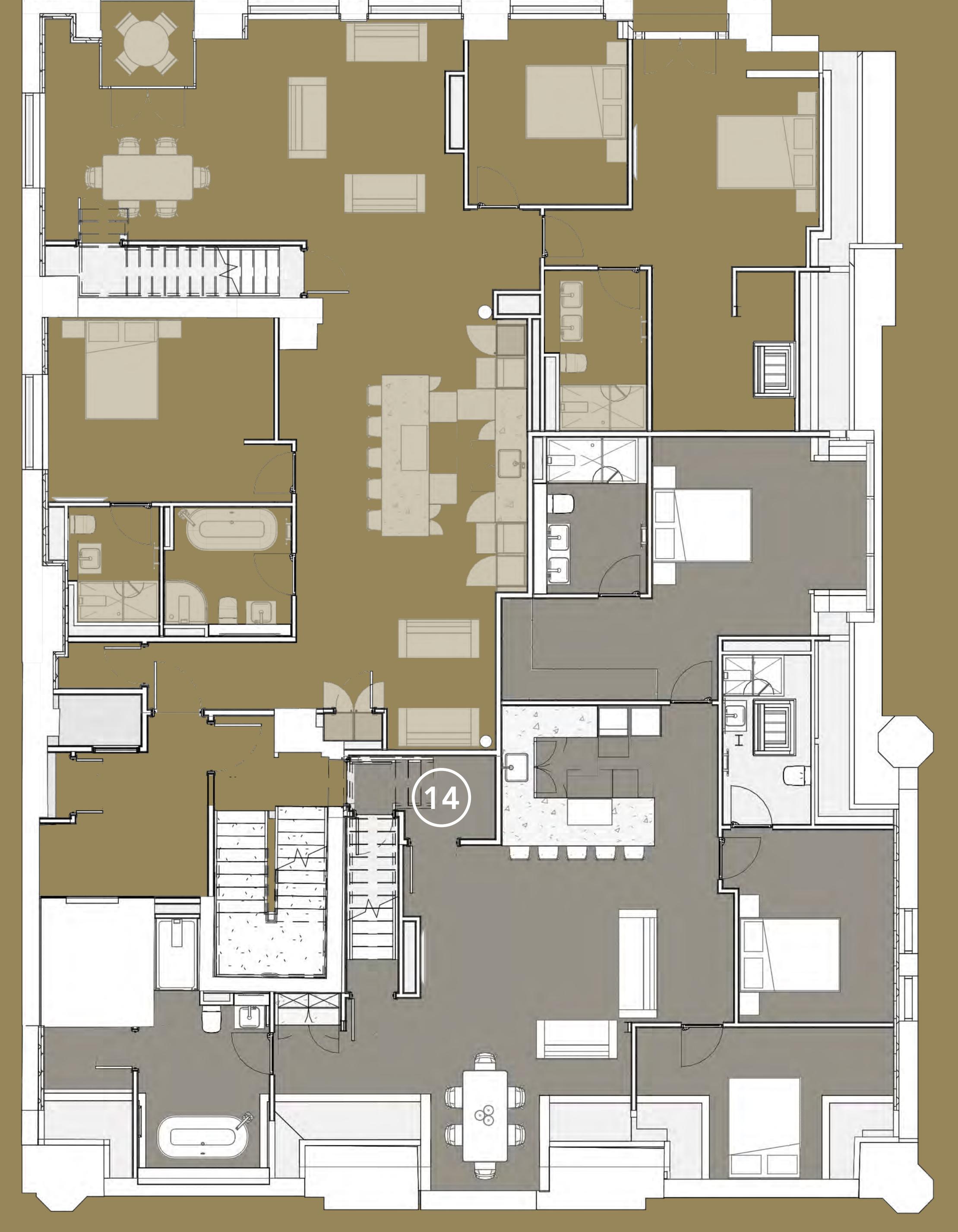
- Three Double Bedroom Penthouse Apartment
- Magnificent Kitchen with Island Unit, Roof Lantern, Integrated Appliances & Coffee Machine
- Hand Poured Resin Flooring with Underfloor Heating
- Principal Bathroom with Four Piece Suite
- En Suite Shower Rooms to Bedrooms One & Two
- Private 556 sqft Roof Terrace with Breath Taking Views & Two Further Balconies
- One Secure Allocated Tandem Car Parking Bay, One with EV Charger



APARTMENT FOURTEEN: 3 Bedrooms - 1609 ft²/149.5 m²

- Three Double Bedroom Penthouse Apartment
- Extravagant Kitchen with Breakfast Bar, Skylight, Integrated Appliances & Coffee Machine
- Hand Poured Resin Flooring with Underfloor Heating
- Principal Bathroom with Four Piece Suite
- En Suite Shower Rooms to Bedrooms One & Two
- Private 420 sqft Roof Terrace with Stunning Views
- One Secure Allocated Car Park Bay with EV Charger

FLOOR PLANS THIRD FLOOR - APARTMENT FOURTEEN FOURTH FLOOR - APARTMENT FOURTEEN ROOF TERRACE



Fourth Floor Plan

APARTMENT FOURTEEN Kitchen Living Dining

Kitchen Living Dining 9485 x 9088mm (31'1" x 29'8")

1288 x 767mm (4'2" x 2'5")

Bathroom

4875 x 2580mm (16' x 8'5")

Master Bedroom

7214 x 5177mm (23'7" x 17') Ensuite

2215 x 3037mm (7'7" x 6'7")

Bedroom Two 3038 x 3772 mm (5'4" x 5'1")

Ensuite

3303 x 1726mm (10'8" x 5'7")

Bedroom Three (16'6" x 9'7")

5065 x 2959 mm (16'6" x 9'7")

11481 x 3723mm (37'7" x 12'2")

Third Floor Plan

NTERIORS

'The individual
apartments will take on a
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Crittall style windows
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