



CUMBERLAND HOUSE

58 FRANT ROAD





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Cumberland House is situated on a prestigious road on the favoured South side of the beautiful and historic Royal Tunbridge Wells.

Amidst the unspoilt beauty of the High Weald, Royal Tunbridge Wells still retains its enviable rural character despite being a busy and thriving, modern town.

Tunbridge Wells offers an exceptional range of shops and services. It is a lively centre that still holds on to much of its Victorian character, which is also a shoppers delight. You are spoilt for choice, from the Royal Victoria Place shopping mall offering a wide variety of well-known high street names; to Hoopers, a family-owned, high-end department store for designer labels, to the chic and charming 'Old High Street', with smaller, more boutique offerings.

There are also regular farmers markets and markets on the Pantiles too, as well as lots of live music events throughout the year; including the very popular summer jazz nights on the Pantiles. If you're a 'foodie', Tunbridge Wells is the place for you. It has a wide selection of eateries – the usual well loved chains, as well as locally owned restaurants, pubs, gastro pubs, wine bars and cafes, which all give the town its buzz and truly cosmopolitan atmosphere.


For those craving nature and green spaces, Tunbridge Wells has several parks, and The Common, which is just minutes from the town's centre, covers 256 acres, and offers many walks and trails, as well as an abundance of wildlife. For walkers, the town is surrounded by beautiful Kent countryside, with quaint, chocolate box villages. It is also close to the Kent and Sussex coast, with trendy Brighton just 35 miles away.

London is just under 45 miles away, making Tunbridge Wells ideal for commuters, or those needing to be in close proximity to the Capital. The properties are just under a mile from Tunbridge Wells railway station, with services to London in under an hour, as well as Hastings and the Kent coast.

The M25 is also close and easily accessible for onward connections to the motorway network.



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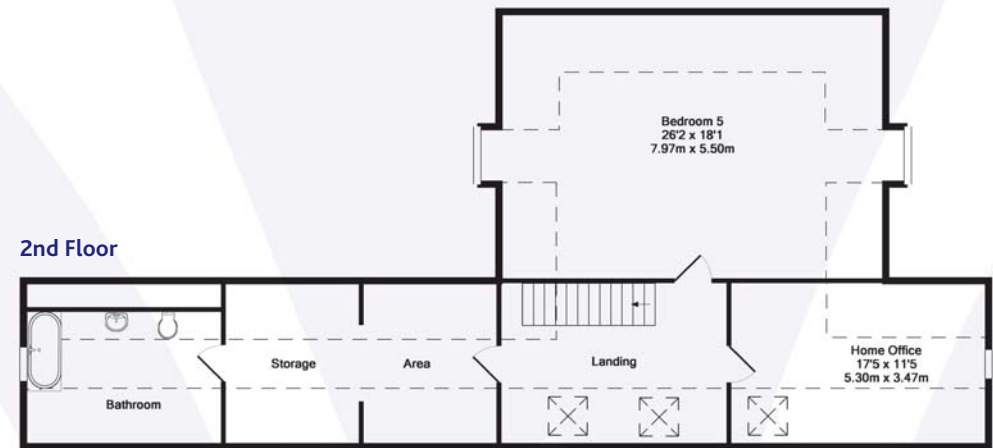
Cumberland House

This classic, elegant new detached 5/6 bedroom house, boasts a GIA of 4615 sq.ft. (428 sq.m) of living space (excluding garage area), and is finished to an exceptionally high standard. Landscaped gardens, a secure gated entrance, and generous outside lighting compliment the quality finish found throughout this substantial new home.

Ground Floor



2nd Floor



1st Floor



Site Plan

Cumberland House,
58 Frant Road,
Tunbridge Wells,
Kent, TN2 5LJ



This site plan is a guide for illustrative purposes only. Landscaping shown is indicative only.



SPECIFICATIONS

Cumberland House has been built for modern living and finished to an exceptionally high standard throughout. This substantial house is classic and elegant in every aspect of its design, with spacious, light-filled rooms providing the perfect setting for entertaining or relaxing.

KITCHEN

- Bespoke design with granite worktops & up stands.
- Display cabinets with lighting
- Fully integrated appliances by NEFF
- Pop up, back draft extractor unit
- Plinth & pelmet lighting scheme

UTILITY ROOM

- Fully designed to complement kitchen.
- Integrated appliances including additional oven
- Solid oak work tops & Belfast sink

BATHROOMS & EN SUITES


- Fully tiled walls throughout.
- Ceramic tiled floors, with exception of master en suite; where they are porcelain
- Under floor heating with thermostatic controls
- GROHE showers and taps
- White clean line sanitary ware
- Fitted furniture to master suite, vanity units to others
- Illuminated & anti mist mirrors
- Heated chrome towel rails

HOME COMFORTS

- Gas fired central heating throughout
- Underfloor heating to ground floor, with zoned areas
- Contemporary design radiators with thermostatic controls
- Pressurised water tanks for your comfort
- Satellite / TV/ data multi points throughout
- USB charging points
- Pre-wired for Sky HD and Q system
- LED flush fitting downlights
- Stainless steel face plates & socket covers throughout
- Dimmer light controls, including wall lights
- Working fireplace ready to accept open, wood burner or gas fire
- Whole house ventilation system, providing continuous fresh air
- Low maintenance finish to exterior

SECURITY & PEACE OF MIND

- Multi point locks throughout
- Mains operated smoke & heat detectors
- Alarm system
- Secured entrance gates with key pad & remote operation
- Remote opening garage doors

- Outside lighting to house & gardens
- CRL 10 year structural warranty 
- EPC Rating B

FINISHING TOUCHES

- Bespoke oak staircase with glass balustrade
- Oak veneered doors throughout
- Deep moulded skirting and architrave throughout
- Ornate deep coving to ground floor, coving to remaining rooms
- Fitted sliding wardrobe doors & mirrors
- Polished floor tiles to hallway, cloakroom, kitchen & utility areas
- Tiled floors to bathrooms & en suites
- Carpets to all other rooms
- Outside individually designed patio area leading to lawn & garden
- Outside water tap & power points
- Block paved driveway & parking areas
- All mains services, water, gas, electricity, sewage

TENURE

- Freehold


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DIRECTIONS



BY ROAD

From the M25 exit at Junction 5 joining the A21 towards Sevenoaks and Hastings.

Leave A21 at the junction for A26, following signs for Southborough and Tunbridge Wells.

Continue on A26 for approximately 3.5 miles and at mini roundabout take 2nd exit onto Mount Ephraim/A26.

Continue straight on A26, and at next roundabout, take 1st exit onto Nevill Street, which turns into Frant Road.

Follow Frant Road for approximately half a mile, and the properties are on your right.

BY TRAIN

Nearest station Tunbridge Wells is just under a mile from the properties.

Tunbridge Wells is on the Hastings line. Trains depart from London Charing Cross, London Bridge, Cannon Street and Waterloo East.

Journey times may vary at different times of the day and week, so do check before you travel.

Rail information is available on 08457 484950 or see www.nationalrail.co.uk



Quality *by design*

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T: 01892 822880 • E: pembury@bkea.co.uk
16 High Street, Pembury, Tunbridge Wells, TN2 4NY
www.bkestateagents.com



T: 0800 917 8060
E: sales@westoakhomes.co.uk
www.westoakhomes.co.uk

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