



## 4 Broomfield

Bells Yew Green, Tunbridge Wells, Kent



A beautifully presented and spacious family home, having been tastefully improved and extended by the current owners with four double bedrooms, additional study room, 3 bathrooms, private south west facing garden, off road parking, and within a short walk of Frant mainline station and amenities.

## Guide price £695,000 Freehold

**Situation:** The property is situated in a small development in the hamlet of Bells Yew Green, with its mainline Frant station providing regular services to London in under an hour, Village Hall, Lambs Larder convenience store catering for everyday needs, and village pub. Wadhurst is approximately 2.2 miles away and the Spa town of Tunbridge Wells around 2 miles distant. The property is also within easy reach of the highly regarded Frant Primary School.

Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks. There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys. For the road commuter the A21 is also within easy reach and links with the M25.

**Description:** This spacious and beautifully presented home is situated in a small, attractive development in the heart of the village and has been tastefully improved and extended by the current owners to create this impressive family home.

The accommodation is presented over three floors and includes on the ground floor; an entrance hall with Karndean flooring and adjacent large storage cupboard for coats and shoes; a downstairs w/c with low level w/c, hand basin with mixer tap over, heated towel rail, and attractive wall tiles; a well-proportioned family room with New England style window shutters; a noticeably spacious and impressive open plan living area with integrated sound system ideal for both families and entertaining, incorporating a dining area, large living area, and German made bespoke kitchen with lantern skylight above providing a good deal of natural light, a wide range of contemporary gloss wall and base units, complementary work surfaces including a good-sized breakfast bar, attractive mirrored splashbacks, stainless steel twin sinks with mixer tap over, Neff double ovens, Bosch dishwasher, and Elica induction hob with Tesla aspiration system; and a well-proportioned utility room with plumbing for a both a washing machine and dryer, with new England style window shutters. On the first floor is a good sized landing with adjacent airing cupboard housing a Megatech high pressure water system ensuring mains water pressure to all bathrooms, in addition to three double bedrooms, all with new England style window shutters, and with the large guest bedroom (Bedroom 2) benefiting from fitted wardrobes and an ensuite bathroom with large walk in shower, wash basin with mixer tap over, low level w/c, heated towel rail, and attractive wall and floor tiling. Also located on the first floor is a family bathroom featuring a bath with shower attachment, low level w/c, wash basin with mixer tap over, heated towel rail, and attractive wall and floor tiles. On the top floor is a spacious dual aspect principal bedroom with fitted triple wardrobes and an ensuite bathroom with walk in shower, low level w/c, wash basin with mixer tap over, heated towel rail, and attractive wall and floor tiling. Also located on the top floor is a study, ideal for home working, with twin Velux windows providing a good deal of natural light.

The front garden is mainly laid to shingle with Indian flagstone path and boarded by Hedgerow creating a good sense of seclusion, and to the rear is a private garden south west facing laid to lawn with an Indian flagstone patio ideal for outdoor entertaining. The property also benefits from private parking.

**Services:** Mains water and electricity. Solar panels for hot water. Oil-fired central heating.

**Council tax band:** F (Wealden District Council)

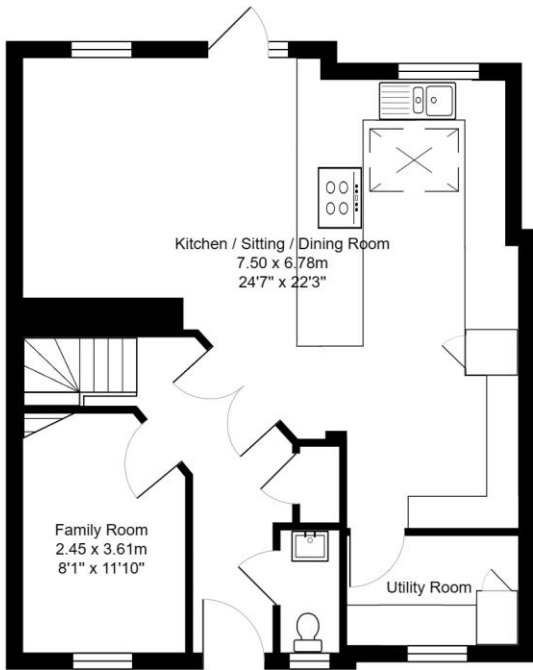
**Current EPC Rating:** C

**Property postcode:** TN3 9AF

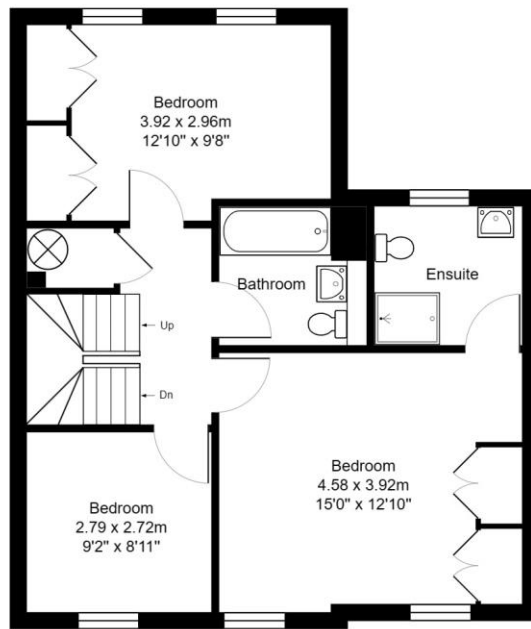


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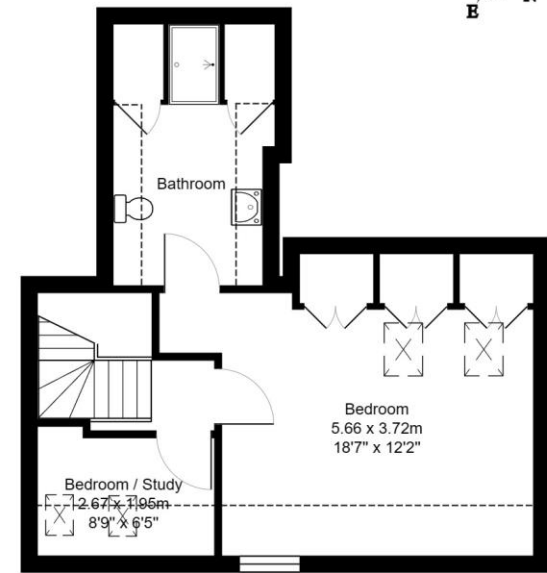
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



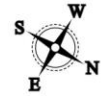
Ground Floor  
Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>



First Floor  
Area: 58.3 m<sup>2</sup> ... 627 ft<sup>2</sup>



Second Floor  
Area: 41.4 m<sup>2</sup> ... 445 ft<sup>2</sup>



Total Area: 165.2 m<sup>2</sup> ... 1779 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**Important notice:**

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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