



Price

£1,080,000
Freehold

Frank Rosier Way, Tunbridge Wells,
Kent, TN2

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By Road:

Tunbridge Wells station 1.1 miles

Frant Station 1.2 miles



An outstanding detached family home overlooking woodland located in a favoured cul-de-sac in the sought after Forest Road area of Tunbridge Wells. Stunning Kitchen/Dining plus three Reception rooms. Four bedrooms with



An outstanding family home overlooking woodland
Favoured cul-de-sac off sought after Forest Road
Four bedrooms and Four bathrooms including fabulous main suite
Three reception Rooms including Study
Stunning Kitchen/diner with doors to garden
Garage and off road parking





Built in 2020 as part of the award-winning Regency Grange development on the outskirts of Tunbridge Wells, this superb detached three-storey property is immaculate and has great kerb appeal. It is the penultimate property in a cul-de-sac so is very quiet and safe for children and pets and is approached via a block paved driveway that leads to the integral garage. Once inside you can appreciate the top quality build, high end fixtures and fittings and spacious rooms with high ceilings. The attractive dual aspect lounge has a bay window, a lovely log burner and French doors to the delightful balcony with views across woodland. This floor also includes a double bedroom with French doors to a Juliette balcony as well as a cloakroom and an office.

The lower ground floor hallway has a cloakroom and is flanked either side by double doors that open up onto the impressive entertainment/ games room and the showstopper kitchen/dining room with bi-fold doors to the garden. This has a feature wall with built in glass shelf space and flat fronted units with white quartz

worktop housing a variety of appliances and an adjacent utility room with laundry facilities.

There is a smart family bathroom and three double bedrooms on the first floor with en suite rain-showers. Plenty of storage is available with two mirrored wardrobes in the master bedroom, a mirrored wardrobe in another bedroom, additional cupboards, the garage and the loft space, currently unboarded.

The easy to manage rear garden can be accessed from the front of the property by a wooden staircase and is enclosed by a wooden fence and includes a lawn and terrace for al fresco dining.

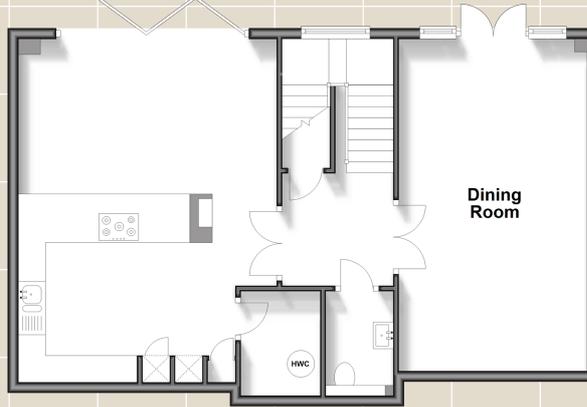
What the owner says...

"We bought the house from new in June 2020 and love the peaceful semi-rural location. We love how well connected the property is to both city life through the excellent transport links to London and the characterful Tunbridge Wells town centre and Pantiles, as well as being just a stone's throw from such a rich array of beautiful countryside walks. We enjoy taking our dog for walks in the local parks while the footpath that runs parallel to the front of the house provides a short-cut to the train station and town centre. The A21/M25 are easily accessible for motorists while the Neville Golf Club is just 500m away.

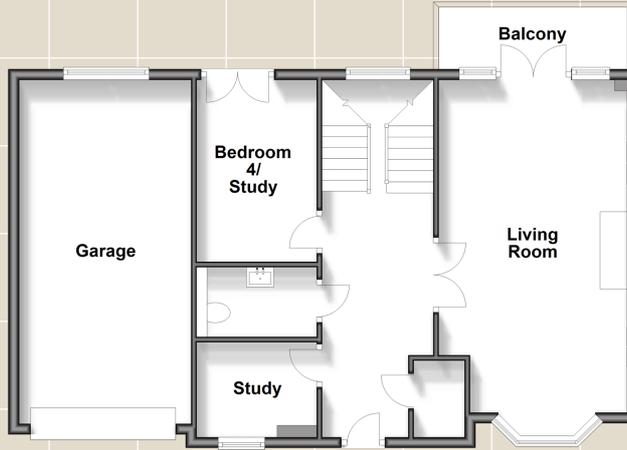
The high quality of the build was reflected in the fact that the development won Highly Commended at the Evening Standard New Homes Awards 2020 recognising 'innovation and excellence in design, suitability for purpose and sustainability' as well as being short listed in the 'Residential Development of the Year' category for Insider's South East Property Awards 2022.

Royal Tunbridge Wells became a famous spa town in Regency times and was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants, while the rest of the town also includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London within an hour."

Lower Ground Floor
Approx. 67.3 sq. metres (724.0 sq. feet)



Ground Floor
Approx. 72.8 sq. metres (783.4 sq. feet)



First Floor
Approx. 71.6 sq. metres (770.7 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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