



CPR Certificate Not Signed



Price

£1,350,000  
Freehold

Broadwater Rise, Tunbridge Wells, Kent, TN2

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Tunbridge Wells station      1.0 miles  
Tonbridge                              6.3 miles  
Sevenoaks                              12.5 miles



This charming and spacious detached family home offers impressive and versatile accommodation ideally suited for multi-generational living and work from home. The property is set back from a quiet road with a wide frontage



Charming and spacious detached family home located in the popular South side of Town close to The Pantiles, The High Street and station

Impressive and versatile ancillary accommodation ideal for multi-generational living, work from home or potential annexe

Set back from a quiet road with a wide frontage providing off road parking for numerous vehicles

Superb kitchen with a large light and bright breakfast area which has bi-fold doors leading directly onto the garden  
Gorgeous gardens includi





Not far from the famous Pantiles in Tunbridge Wells is this spacious detached family home with a wide frontage, charming rear garden and off road parking bordered by a attractive front garden. It includes a self-contained ground floor annex adapted for disabled living and an apartment on the first floor, accessed via stairs or a lift. The rest of the house incorporates two reception rooms, kitchen/breakfast room, music room, a family bathroom and four double bedrooms.

The porch opens into a lobby with double doors to the reception hall with a cloakroom and understairs cupboard. The lounge has a bay window, a fireplace with an electric fire and access to the dining room with multi-pane glazed doors to the conservatory/garden room. The superb kitchen/breakfast room includes units with quartz worktops housing various appliances, while the breakfast area has bi-fold doors to the garden. The double garage has been converted into a partially sound-proofed music room. A separate front door leads into the dual aspect annex living space with a fitted kitchen and breakfast bar. There is a

wet room and a bedroom plus internal access to the rest of the house.

The first floor apartment includes an entrance hall with lift access, a shower room, double bedroom and living space with a fitted kitchen incorporating various appliances. There is access to the main family bathroom, four double bedrooms including a guest room with en suite facilities and the large master with mirrored wardrobes and a shower room.

The rear garden features a large Indian sandstone terrace bordered by fencing and high hedging and includes shrub beds and an arched pergola leading to gold fish and koi carp ponds surrounded by flower and shrub beds. There is a large lawn and four storage outbuildings with the potential to be converted.

Please refer to the footnote regarding the services and appliances.

## What the owner says...

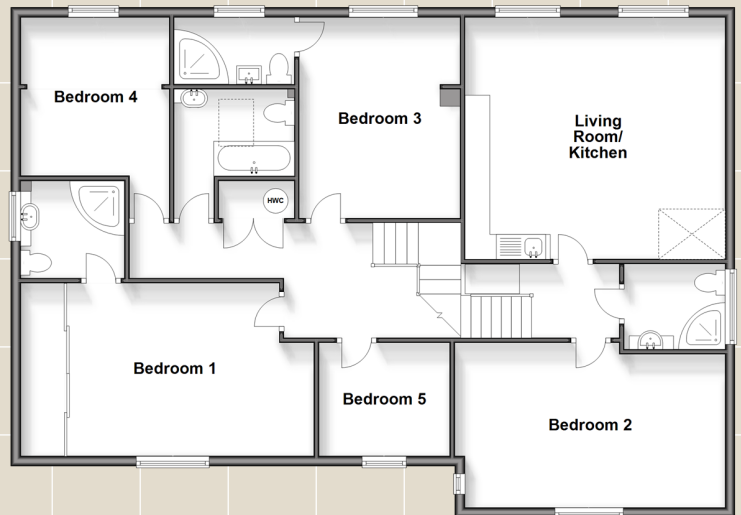
"What the owners say: This wonderful home has been in our family for the past 35 years and was extended and redesigned for multi-generational living about 10 years ago including the annex and the apartment.

The house is in an ideal location as it is close to the town centre yet quiet and peaceful. Tunbridge Wells includes the famous Pantiles with its independent shops, bars and restaurants while rest of the town features high street stores, eateries, individual shops, salons, hotels and retail parks plus a station with trains that will get you to London in three quarters of an hour. Entertainment facilities include a nine-screen Odeon cinema, two theatres, a cultural centre and a variety of sports clubs while there are numerous excellent primary, grammar and private schools in the vicinity."

**Ground Floor**  
Approx. 176.4 sq. metres (1899.2 sq. feet)



**First Floor**  
Approx. 131.3 sq. metres (1413.3 sq. feet)



For directions to this property please contact us.

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

**Tunbridge Wells on 01892 570267**

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