



3 Coppice Mews
231 Forest Road | Tunbridge Wells | Kent | TN2 5HT

FINE & COUNTRY





Step inside

3 Coppice Mews

Originally built in 2008, this attractive modern three storey townhouse with its pitched roof dormers, bay windows and impressive front entrance, has instant appeal. It includes plenty of flexible accommodation, a charming low maintenance rear garden and off road parking providing one designated parking space and three visitor parking bays with additional on street parking. Steps, flanked by hedging and shrub beds, lead from the block paved driveway up to the front door that opens into a long hallway with stairs to the upper floors and access to the ground floor accommodation.

This includes a delightful formal dining room just inside the front door with a large window and adjacent to the downstairs cloakroom. It could also make an excellent office for anyone working from home as it provides easy access for business visitors who would not need to go into the private part of the home. There is also a fitted utility room with laundry facilities and the simply stunning family living space that includes a kitchen, sitting and dining areas. It has bi-fold doors to the garden and, when these are open, they provide a wonderful indoor/outdoor ambience on warm sunny days. The kitchen includes a raft of shaker style storage units with quartz worktops housing a hob and a double oven together with an integrated fridge freezer and dishwasher while still leaving plenty of space for a table and chairs.

The first floor is full of surprises as it includes an elegant drawing room with four bi-fold doors that open onto a superb decked terrace with a glass balustrade, overlooking the garden. This floor also incorporates the master suite with a trendy en suite bathroom and fitted cupboards. While on the second floor there is an airing cupboard and a family bathroom as well as two double bedrooms with one having a bay window and fitted cupboards all down two sides but still leaving sufficient room for a double sofa bed.

A rear terrace spans the width of the property and is just the place for al fresco dining. It is bordered by raised flower and shrub beds with steps leading up to an easy-to-manage lawn, surrounded by shrubs and newly installed close board fencing.



Seller Insight

“ What the owner says: We bought this house in 2019 because it was easy to look after which was important as we were often abroad. We also loved the location as we could walk to the famous Pantiles in the town. However we are now starting a new chapter in our lives.

As well as being able to stroll into the centre of Tunbridge Wells there are also lovely parks where we can walk the dog. While the A21/M25 and A26 are easily accessible for motorists wanting to go to Tonbridge or Sevenoaks, a trip to the countryside, the beach or the airport. We are also close to the Neville Golf Club for golfing aficionados.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the 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 in under an hour.

Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre. Sports clubs offer cricket, football, rugby and tennis and there is also the indoor sports and tennis centre as well as a swimming pool.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremont primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Tunbridge Wells station	1.2 miles
Tonbridge	6.5 miles
Sevenoaks	12.8 miles
Dover Docks	53.7 miles
Channel Tunnel	43.2 miles
Gatwick Airport	24.5 miles
Charing Cross	47.9 miles

By Train from Tunbridge Wells	
London Bridge	51 mins
Cannon Street	56 mins
Charing Cross	55 mins
Victoria	1hr 19 mins

Healthcare

Kingswood Surgery	01892 511833
Lonsdale Medical Centre	01892 530329
Wells Medical Centre	01892 546422
Kingswood Surgery	01892 511833
Grosvenor and St James	01892 544777
Tunbridge Wells Hospital	01622 729000

Entertainment

- Odeon Cinema complex
- Trinity Theatre
- Assembly Hall Theatre
- Vittle and Swig
- Thackarays
- The Ivy

Leisure Clubs & Facilities

- Tunbridge Wells Sports Centre
- Tunbridge Wells Borderers Cricket Club
- Tunbridge Wells Rugby Club
- Tunbridge Wells Croquet Club
- Tunbridge Wells Tennis Club
- Bayham Football Club
- Neville Golf Club

Local Attractions / Landmarks

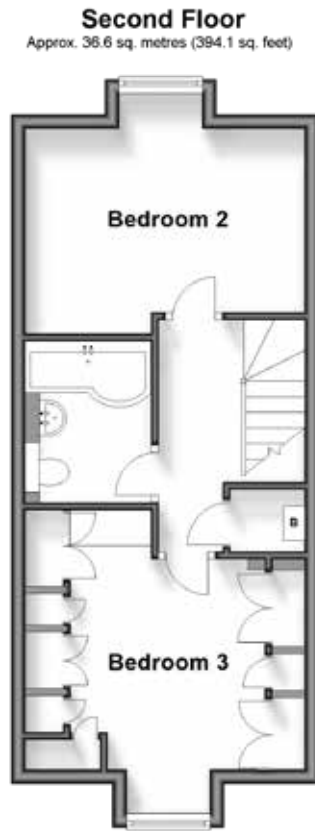
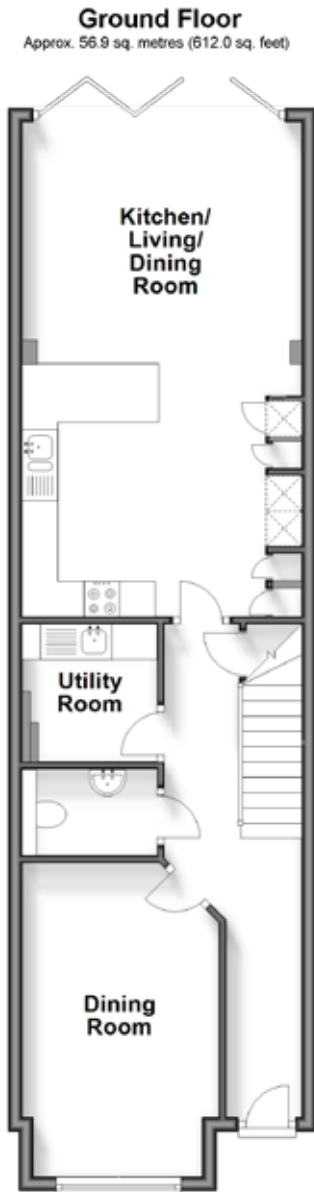
- Tonbridge Castle
- Hever Castle
- Chartwell
- Penshurst Place
- Knole House and Park
- Hall Place Leigh

Education

Primary Schools	
Claremont Primary	01892 531395
The Mead School	01892 525837
St James' C of E Primary	01892 523006
St Peter's C of E Primary	01982 525727
Hildenborough Primary	01732 833394
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools:

Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555



GROUND FLOOR

Entrance Hall	
Kitchen/Living/Dining Room	22'9 x 13'0 (6.94m x 3.97m)
Utility Room	6'1 x 6'1 (1.86m x 1.86m)
Downstairs Cloakroom	
Dining Room	14'6 x 9'1 (4.42m x 2.77m)

FIRST FLOOR

Landing	
Living Room/Drawing Room	14'0 (4.27m) narrowing to 11'8 (3.56m) x 13'0 (3.97m)
Terrace/Balcony	
Bedroom 1	12'0 x 10'7 (3.66m x 3.23m)
En Suite 1	8'0 x 5'7 (2.44m x 1.70m)

SECOND FLOOR

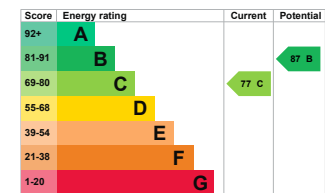
Landing	
Bedroom 2	13'0 (3.97m) x 11'0 (3.36m) narrowing to 8'5 (2.57m)
Bedroom 3	12'8 maximum (3.86m) x 11'4 (3.46m) narrowing to 10'0 (3.05m)
Bathroom	7'4 (2.24m) x 5'9 (1.75m) narrowing to 5'0 (1.53m)

OUTSIDE

Off Road Parking Space
Rear Garden

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Council Tax: F
Tenure: Leasehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 15.10.2024



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