

Reynolds Lane, Tunbridge Wells, Kent



Little Knoll, Reynolds Lane, Tunbridge Wells, Kent

An attractive characterful family home, occupying a superb position close to the centre of Tunbridge Wells. The property offers well-proportioned and flexible accommodation which boasts a delightful wildlife haven in the form of a pond and extended garden and grounds. In all about 4.79 acres.

Tunbridge Wells Station 1.8 miles (London Bridge from 42 minutes). Tonbridge Station 3.4 miles. A21 (Pembury) 4.3 miles. The Pantiles 2 miles. London 46 miles.

(All times and distances are approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Council - 01892 512161

Council tax band: G

Services: Mains water & electricity. Private drainage. Oil fired central heating.





A wonderfully presented home with spectacular views, set in a perfect location for access to many well-regarded schools.

The Property

Little Knoll is set in one of the most idyllic spots close to the centre of Tunbridge Wells, offering a semi-rural yet not isolated position with well-proportioned and characterful family accommodation.

The front door opens up to a large and welcoming entrance hall with a convenient cloakroom located on the left-hand side. The double-aspect living room is situated to the left of the entrance with a feature fireplace and views overlooking the front; double doors lead into the delightful garden room with exposed beams, slate flooring and log burner with bi-fold doors leading out to the large terrace and gardens. The charming country-style kitchen/breakfast room has a range of base and wall-mounted units, integrated appliances and a Rangemaster cooker; a door leads to an internal hallway through to the studio/store. There is also a formal dining room with views over the garden and a study room.

On the first floor, accessed via the main staircase, there are two generous sized bedrooms and a large family bathroom. Accessed from the secondary staircase, there are two additional bedrooms as well as a stylish family bathroom with roll top bath. The principal bedroom offers fitted wardrobes and further eaves storage.

Gardens and Grounds

The house is approached over a long private driveway leading to a parking area in front of the house, mature trees border the front of the property with an attractive flat front garden. The delightful lawned gardens surrounding the house are a particular feature of the property with stunning 360 views over the surrounding countryside.

To the rear of the house, there is a paved terrace ideal for al fresco dining with views over the gardens and countryside beyond. The secluded garden is mainly laid to lawn; which boasts a delightful wildlife haven in the form of a pond with a multitude of mature trees that leads onto the fields and woodland. In all the property extends to about acres 4.79 acres.



Situation

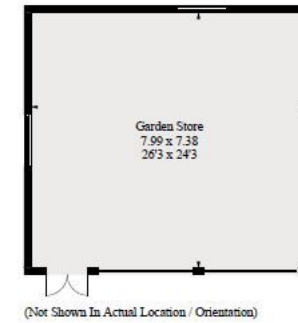
Little Knoll is situated in an idyllic position within easy reach of Southborough's local shops, picturesque cricket green as well as being superbly positioned close to the centre of Tunbridge Wells which offer a more comprehensive range of shopping including supermarkets, boutiques, department stores and restaurants. The property is well placed for access to mainline stations at Tonbridge and Tunbridge Wells as well as the A21 with links to the M25 motorway network. It is also ideally situated for access to a number of well-regarded private and state schools including Rose Hill Preparatory School, Tunbridge Wells Girls Grammar, The Grammar School for Boys & The Skinners School.

Directions (TN4 9XL)

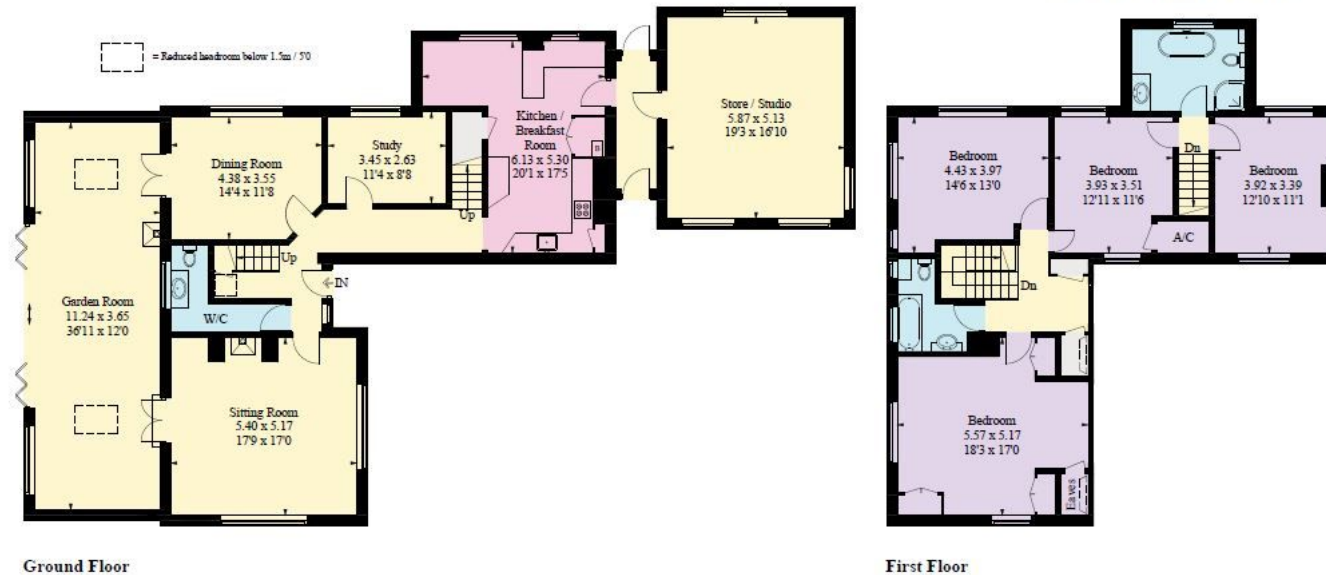
From St Johns Road (A26) head north towards Southborough, after 1 mile turn left onto Culverden Down road and continue on for 0.1 mile and then turn right onto Reynolds Lane. Continue on for 0.6 miles, where the property will be located after a short distance on the left-hand side.



Approximate Gross Internal Floor Area :
House - 282.9 sq m / 3045 sq ft
Garden Store - 59.2 sq m / 637 sq ft
Total - 342.1 sq m / 3682 sq ft



(Not Shown In Actual Location / Orientation)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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