



Holly House, 22a Broadwater Down



22a Broadwater Down, Tunbridge Wells, Kent

Holly House is an attractive five bedroom detached family home set in a tucked away position on Broadwater Down. The property offers generous and well proportioned accommodation, a large private driveway with ample parking and a beautiful garden with far reaching views across Tunbridge Wells.

Tunbridge Wells station 1.1 miles (London Bridge from 49 minutes) Tonbridge station 5.7 miles (via A26). London from 40 miles.

(All times and distances are approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council: 01892 526121

Council tax band: D

Services: Mains water, electricity & drainage. Gas-fired central heating.







A wonderful property offering grandeur on a comfortable scale with a fabulous garden and spectacular views.



Property

Offered to the open market, a wonderful detached family home built in the 1970's in this sought after location in Tunbridge Wells with flexible accommodation and far reaching views.

The front door opens into the welcoming and spacious hallway which provides access to the impressive kitchen/dining room. The kitchen has been recently renovated to an exceptional standard with a kitchen island, underfloor heating, a range of wall and base units and integrated appliances.

There is a family room which has a cosy log burner and French doors leading out onto the garden providing stupendous views across Tunbridge Wells.

There is a fabulous sitting room which has an open fireplace and is a focal point to the room as well as a large bay window ensuring the room is flooded with an abundance of natural light. The conservatory is accessed via this room and is a fantastic space to enjoy the views. Also to note on this floor, there is a cloakroom with w.c.

On the first floor are five double bedrooms and three well-appointed bathrooms. The principle bedroom is exceptionally impressive with built in wardrobes and an en suite bathroom.

Garden and Grounds

The property has a wonderful approach; a long private driveway leads to parking for several vehicles and a garage. To the rear of the property is a secluded garden mainly laid to lawn with tremendous far reaching views across Tunbridge Wells.



Situation

The property is located in the popular southern part of the town, ideally situated for the mainline station and a varied range of shops, cafes and restaurants on the historic Pantiles and High Street. Tunbridge Wells provides a range of all the usual high street shops and stores for day to day needs as well as a number of specialist boutiques and retailers.

Tunbridge Wells and wider Tonbridge is well served by a range of excellent schools for children of all ages, including Rose Hill, The Mead and Holmewood House preparatory schools. Secondary schools including Skinners and Tunbridge Wells Grammar Schools for Boys and Girls.

Leisure facilities include the open green spaces of Tunbridge Wells Common, Calverley and Dunorlan Park, Hargate Forest and a variety of golf, cricket and tennis clubs.



Directions (TN2 5NR)

Proceed South on the A26 London Road through Tunbridge Wells and at the mini-roundabout turn left onto the A267 Frant Road. After approximately 0.5 of a mile immediately after the zebra crossing turn right into Broadwater Down. After approximately 0.3 of a mile the property will be found on the right hand side.

Approximate Gross Internal Floor Area

168.1 sq m / 1809 sq ft

Garage Gross Internal Floor Area

18.4 sq m / 198 sq ft

Office Gross Internal Floor Area

9.9 sq m / 106 sq ft

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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