



Eden Road, Tunbridge Wells



A unique detached family home with off-street parking and beautiful gardens, situated in the heart of Tunbridge Wells, within easy reach of the mainline station, High Street and Pantiles.

Situation

The property is located on one of the most highly coveted private roads in Tunbridge Wells, just off the High Street in the 'Village' area of the town. Eden Road is approximately 0.4 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the High Street and historic Pantiles.

The area is renowned for excellent schooling with nearby Claremont Primary and state secondary options such as Bennett Memorial and grammars for boys and girls. Preparatory schools include The Mead, Rose Hill and Holmewood House with private choices for older children in Mayfield, Tonbridge and Sevenoaks.

Leisure facilities include the Nevill Cricket Ground, Nevill Tennis Club, golf at The Nevill and parks such as the Grove, Calverley and Dunorlan.

Distances

Tunbridge Wells Station 0.4 of a mile (London from 42 minutes), High Street 0.2 of a mile, Pantiles 0.3 of a mile. (All times and distances are approximate.)



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The Property

An entrance hall leads to the main living accommodation with a very good-sized sitting room at the rear of the house with a wonderful outlook over the garden. The reception space continues with a dining room and further sitting room/snug leading into a bright and spacious kitchen/breakfast room with double doors leading out to the garden. Steps lead down from the kitchen to a useful utility room on the lower ground floor. To the right of the entrance hall, the house benefits from a self-contained space incorporating a bedroom and a very well-appointed wet room. Also to note on the ground floor is a separate w.c. near the front door.

There are three further bedrooms on the first floor with one en suite shower room and a family bathroom.

Outside

The property is approached along a gravel driveway providing ample off-street parking. The garden is a particular highlight with a patio leading seamlessly from the house, facing south and incorporating established plants, shrubs and trees – the ideal backdrop for alfresco dining and entertaining.



Directions (TNIITS)

On Foot - From Tunbridge Wells station, proceed down the High Street and turn left at the end onto Mount Sion. After 0.2 of a mile, turn right onto Eden Road, where the property can be found after a short distance.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band F

Tenure Freehold

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

Viewings Strictly by prior appointment with Knight Frank, LLP

Agent's Note

Probate is due to be submitted in the last week of September 2024 and is likely to take 16-20 weeks to be granted.

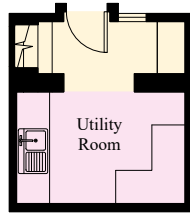


Approximate Gross Internal Floor Area

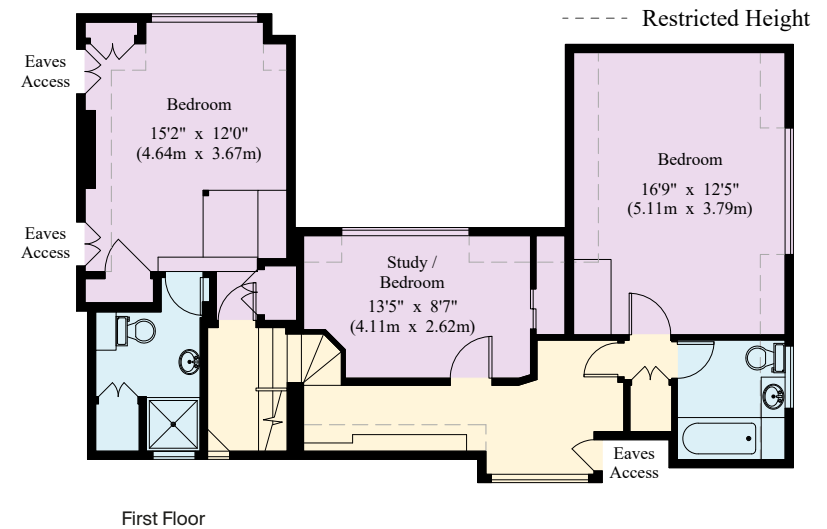
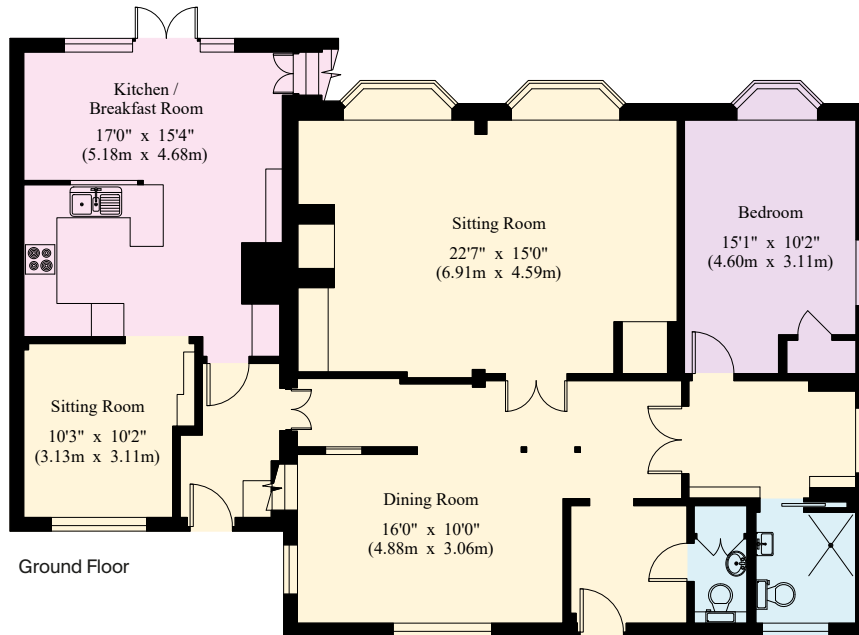
Total Area = 224.3 sq m / 2,414 sq ft

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.



Lower Ground Floor



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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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Particulars dated September 2024. Photographs and videos dated August 2024.

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