



Broadwater Down, Tunbridge Wells





An elegant and substantial family home set in a tucked away position on Broadwater Down, arranged over three floors with a private driveway, garaging, and a fabulous secluded garden.

Situation

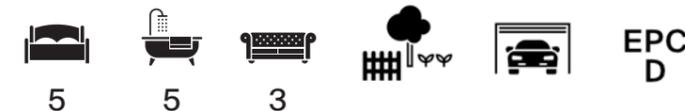
The property is located in the popular southern part of the town, within easy reach of the principal shopping areas, with many major national stores in Royal Victoria Place. Specialist shops, boutiques and independent cafes can be found on the famous Pantiles and Old High Street, with elegant colonnades and a number of fairs and festivals.

Nearby open spaces include Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove. Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.

The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.

Distances

Tunbridge Wells Station 1.1 miles (London Bridge from 42 minutes), The Pantiles 0.8 miles, A21 (Pembury) 4.3 miles, Gatwick Airport 35.1 miles, London 45.3 miles (All times and distances are approximate).





The Property

A large and welcoming entrance hall leads to all of the principal living areas. The property comprises a fabulous open-plan kitchen/breakfast room offering a large island with seating, fitted wall and base units and fully integrated Bosch appliances. Large patio doors provide access to the garden. Just off the kitchen, there is a bright sitting room with plenty of space for furnishings. A cosy snug, bathroom and spare room/plant room complete the ground floor.

The principal suite is located on the first floor with a walk-in wardrobe and luxurious en suite complete with freestanding bath, large separate shower and a dual vanity. There are four further bedrooms on this level, two en suite, and a beautifully appointed family bathroom.

On the second floor, there is a large landing leading to a media room and store room, which offers great scope for more.

Gardens and Grounds

The property is approached by a private driveway, offering plenty of parking in front of the house, and leading to a single garage and further double car port.

An attractive and substantial patio leads seamlessly from the kitchen/breakfast room, creating the perfect backdrop for alfresco dining and entertaining. An expanse of lawn, bordered by mature trees and hedging, leads up to a versatile outbuilding - complete with power, wifi and plumbing.





Directions (TN2 5NL)

Proceed south away from Tunbridge Wells on the A267 (Frant Road). Just after the pedestrian crossing, turn right onto Broadwater Down. After approximately less than half a mile, the property will be located on the left-hand side.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band F

Tenure Freehold

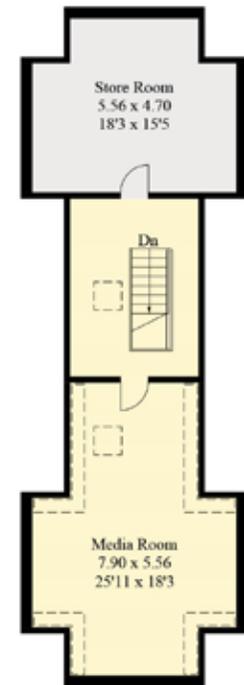
Services Mains water and electricity. Gas-fired central heating. Mains drainage.

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area
 Main House = 433.6 sq m / 4,667 sq ft
 Carports = 50 sq m / 538 sq ft
 Outbuilding = 33.9 sq m / 365 sq ft
 Total Area = 517.5 sq m / 5,570 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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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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