

Manor Close

Tunbridge Wells



A charming detached family home, situated in a sought-after position less than a mile from the mainline station.

Tunbridge Wells Station 0.9 of a mile (London Bridge from 42 minutes), Pantiles 0.8 of a mile,
High Street 0.9 of a mile, A21 (Pembury) 3 miles. (Distances and times approximate).



4



1



2

Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen | Cloakroom

First Floor: Four bedrooms | Family bathroom with separate shower room





Situation

(Distances and times are approximate)

The property is ideally situated on the western edge of the town, within striking distance of open green space on The Common and less than a mile from the mainline station, famous Pantiles and historic High Street.



Tunbridge Wells offers a varied range of all the usual high street shops and stores as well as a number of specialist boutiques, retailers and well known jewellers.



The area is renowned for the quality of its schooling, both in the private and state sectors, including 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.

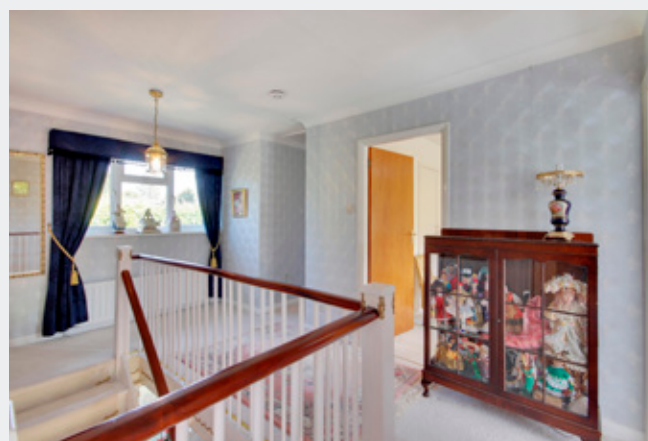


The arts are well represented at The Assembly Hall Theatre and Trinity Arts Centre.



Leisure activities in the town include the Nevill Cricket Ground, Nevill Tennis Club, Nevill Golf Club, Dunorlan Park and the Common.





The Property

A spacious entrance hall leads to all of the principal living space on the ground floor. On the left, a very good-sized sitting room spans the length of the house with a dual aspect over both the front and rear gardens. On the right, a separate dining room at the front of the house and a well-appointed kitchen at the rear with access into the garage. The kitchen itself comprises a range of contemporary, neutral wall and base units with stunning deep blue work surfaces.

There are four bedrooms on the first floor, served by a family bathroom with separate shower.

Outside

The house is approached via a shared driveway leading to a substantial front garden and private driveway with attached double garage. The rear garden faces south-west with paved areas and an expanse of lawn bordered by established trees. The side section of the garden was traditionally used as a vegetable patch.





Property Information

Tenure: Freehold

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

Local Authority: Tunbridge Wells Borough Council

Council Tax: G

EPC: D

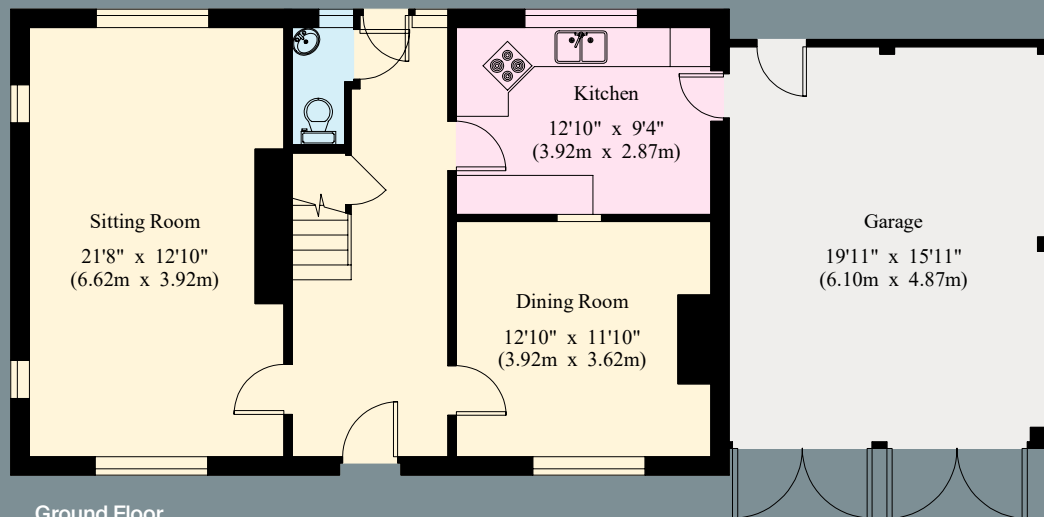
Agent's Note: The property suffered from subsidence in 2010, the area affected was the front bay of the property and remedial works were carried out in September 2010. The level of damage was category 3 in accordance with BRE digest 251 assessment of damage to low rise buildings, the cause being consolidation subsidence. A certificate of structural adequacy was provided by messrs Cunningham and Lindsay and the property has been able to obtain buildings insurance since.

Viewings: All viewings strictly by appointment only through the vendor's selling agents,
Knight Frank LLP.

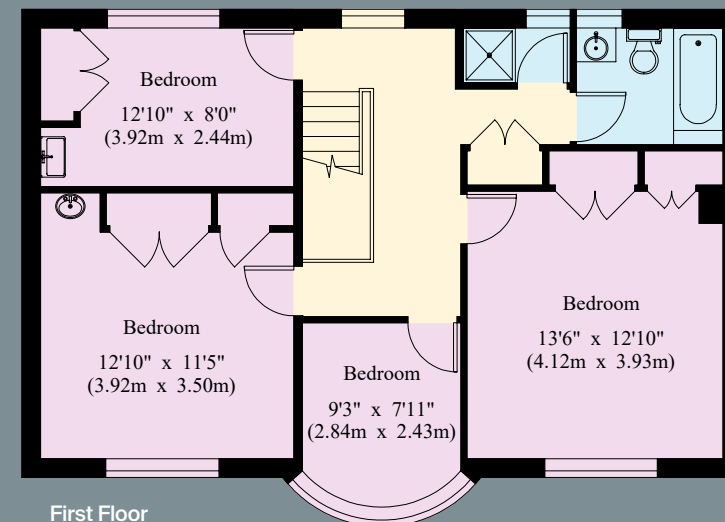
Approximate Gross Internal Floor Area

172.3 sq.m / 1,854 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.



Ground Floor



First Floor

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I would be delighted to tell you more

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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 April 2025. Photographs and videos dated March 2025.

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