

# Eridge Road

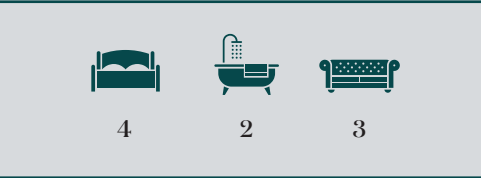
Tunbridge Wells





# A modern detached family home within striking distance of the mainline station and town centre.

Tunbridge Wells Station 0.7 of a mile (London Bridge from 42 minutes), Pantiles 0.3 of a mile  
High Street 0.5 of a mile.  
(Distances and times approximate).



## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Sitting room | Study | Kitchen/dining room  
Utility room | Downstairs cloakroom  
**First Floor:** Principal bedroom with en suite shower room | Three further bedrooms  
Family bathroom



## Situation

(Distances and times are approximate)

The property is ideally situated on the favoured south side of the town, approximately half 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. There is an abundance of cafes and restaurants on offer throughout the town.



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.



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 and Nevill Golf Club, Dunorlan Park and the Common.





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A good-sized entrance hall leads to all of the living space on the ground floor. On the right, a double aspect sitting room with contemporary fireplace and French doors leading out to the garden. The open-plan kitchen/dining room is ideal for modern family living. The kitchen itself comprises a range of stylish wall and base units with stunning solid worksurfaces and space for a number of appliances. A further reception room, currently used as a study, and downstairs cloakroom complete the ground floor.

The principal bedroom is situated on the first floor with a luxuriously appointed en suite shower room. There are three further bedrooms on this level, served by a sizable family bathroom, featuring a separate shower and freestanding bath.





## Outside

The house is approached by a private driveway providing ample off-street parking.

The garden wraps around the house with a patio and area of level lawn, bordered by established plants and mature hedging. Additionally, there is a useful and versatile outbuilding.

## Property Information

**Tenure:** Freehold

**Local Authority:** Tunbridge Wells Borough Council

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

**Council Tax:** G

**EPC:** D

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

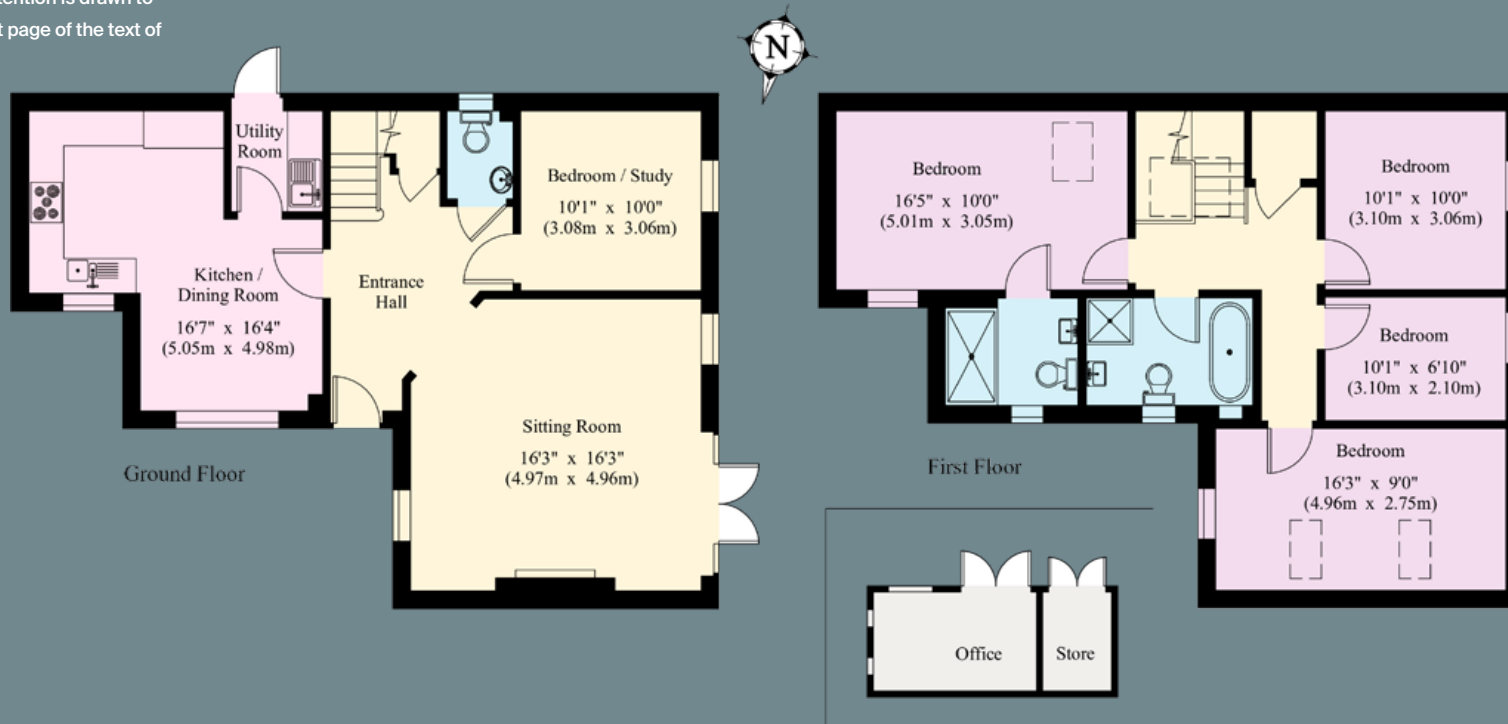


### Approximate Gross Internal Floor Area

House - 141.1 sq.m / 1518 sq.ft

Outbuilding - 6.9 sq.m / 74 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.



### Knight Frank

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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 May 2025. Photographs and videos dated May 2025.

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