






71 CLAREMONT ROAD

Tunbridge Wells, Kent



AN OUTSTANDING DETACHED FAMILY HOME

Finished to the very highest of standards and situated in the sought-after 'village' area of Tunbridge Wells, just 0.3 of a mile from the mainline station.

			EPC
4-6	4-5	5-6	B

Local Authority: Tunbridge Wells Borough Council
Council Tax band: F
Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.
Postcode: TN11TE what3words: ///moons.value.shall



SITUATION

Situated just 0.3 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the historic High Street and famous Pantiles.

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

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 PROPERTY

A striking and welcoming entrance hall leads to all of the principal living space on the ground floor. On the left, there is a formal sitting room with a fireplace and wonderful double aspect. Steps lead down from the hall to an impressive, open-plan kitchen/dining space at the rear of the house with access out to the garden via both Crittall and bi-fold doors, ideal for modern-day family living and entertaining. The kitchen itself features a range of bespoke wall and base units with stunning worksurfaces and a versatile central island. There is one further reception room on the ground floor, currently used as a gym, with a spiral staircase leading to a unique mezzanine level. Also to note on this floor is a boot room, utility room and downstairs cloakroom.

Stairs lead down to the lower ground floor which provides further versatile living space and ample storage.

The principal suite is situated on the first floor with a luxurious en suite and fabulous dressing room. There are two further en suite bedrooms on this level.

The second floor is currently configured as one further bedroom, served by a family bathroom, and a vast, vaulted office space with an abundance of natural light and a superb outlook over the garden.





GARDENS AND GROUNDS

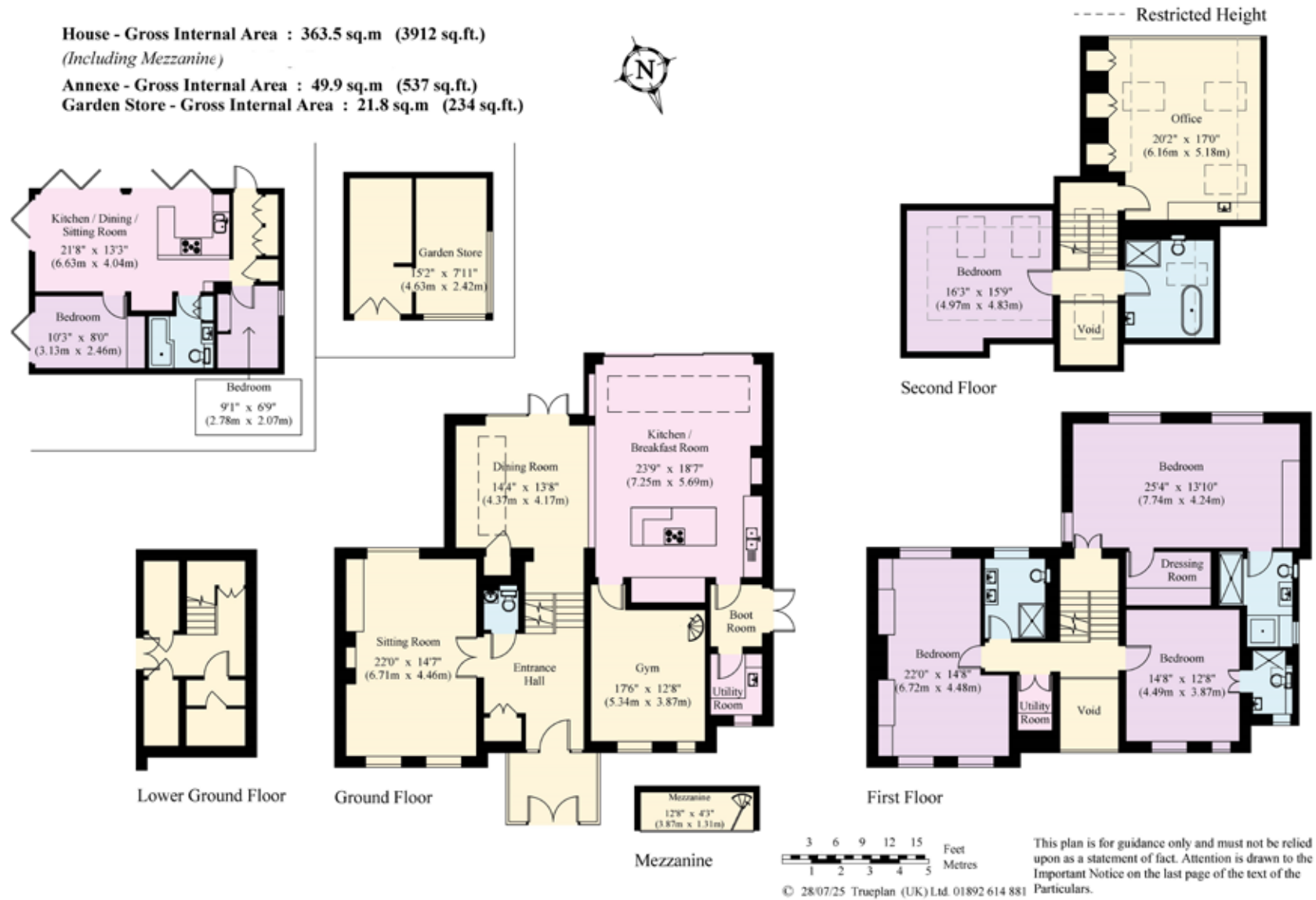
The house is set back from the road with an enclosed driveway providing off-street parking for a number of vehicles and additionally benefits from a rear driveway, accessed from Farmcombe Lane.

The rear garden faces south and has been beautifully landscaped, incorporating an expanse of lawn with established borders and a generous sun terrace.

A self-contained, two bedroom annexe occupies a secluded position in the garden as well as a useful and sizable detached store.

Agent's Note: The property itself is Freehold with an additional leasehold title where a small part of the garden adjoins Farmcombe Lane where the train line runs below.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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