



Connells

Ramslye Road
Tunbridge Wells

Ramslye Road Tunbridge Wells TN4 8LT

For sale Offers in excess of
£300,000



Property Description

This beautifully renovated home on Ramsley Road offers the perfect blend of modern style and countryside charm. Thoughtfully updated throughout by the current owner and sympathetically designed with flawless attention to detail, the property is ready to move straight into and provides a warm, contemporary living space in a highly desirable location. Ideal for first-time buyers, downsizers, or investors looking to expand their portfolio, this home combines practicality with elegance.

From the moment you step inside, you'll appreciate the attention to detail and the sense of light and space that flows throughout.

The property enjoys an idyllic outlook across open fields, creating a peaceful and private setting, yet remains wonderfully convenient with the train station just a short walk away and a wide range of local amenities close at hand.

Inside, the layout is both practical and versatile, featuring a spacious hall that can double as a home office, a bright lounge/dining room perfect for relaxing or entertaining, and two generous bedrooms including a superb master suite complete with en-suite and dressing area. A well-appointed kitchen with an array of appliances and a family bathroom complete the accommodation, offering everything needed for comfortable everyday living.

Outside benefits from a charming fully landscaped South facing rear garden with an array of shrubs and hedges, laid to lawn area, patio area and shed.

Ground Floor

Entrance Hall/Home Office

First Floor

Hallway

Kitchen/Breakfast Room

Lounge/Dining Room

Bedroom One

Dressing Area

En-Suite

Bedroom Two

Bathroom

Outside

Front Garden

Rear Garden

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to

golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Additional Information

Living Spaces:

- Bevelled high-end flooring throughout
- Downlighting and ambient lighting throughout
- Anthracite radiators with thermostat temperature control
 - Extensive storage: loft, downstairs utility cupboard, pull-out storage
 - Integrated stylish electric Ascent fireplace for modern ambiance and supplementary heating
 - Media wall with polished plaster niches for art or décor

Kitchen & Dining:

- Recently renovated kitchen with breakfast bar
- High-end integrated dishwasher, induction hob, and premium built-in oven
- Under-counter lighting for a sleek finish

Bathroom:

- Contemporary tile finishes with waterfall tap features
- Rainfall shower and concealed bath filler
- Smart Mira high-pressure systems with digital dual outlet valves and temperature control
- Black matte towel warmers for a modern touch
- Bathroom shaver outlet

En-suite:

- Contemporary tile finishes with waterfall tap features

- Dual shower head outlets
- Smart Mira high-pressure systems with digital dual outlet valves and temperature control
- Black matte towel warmers for a modern touch
- Bathroom shaver outlet

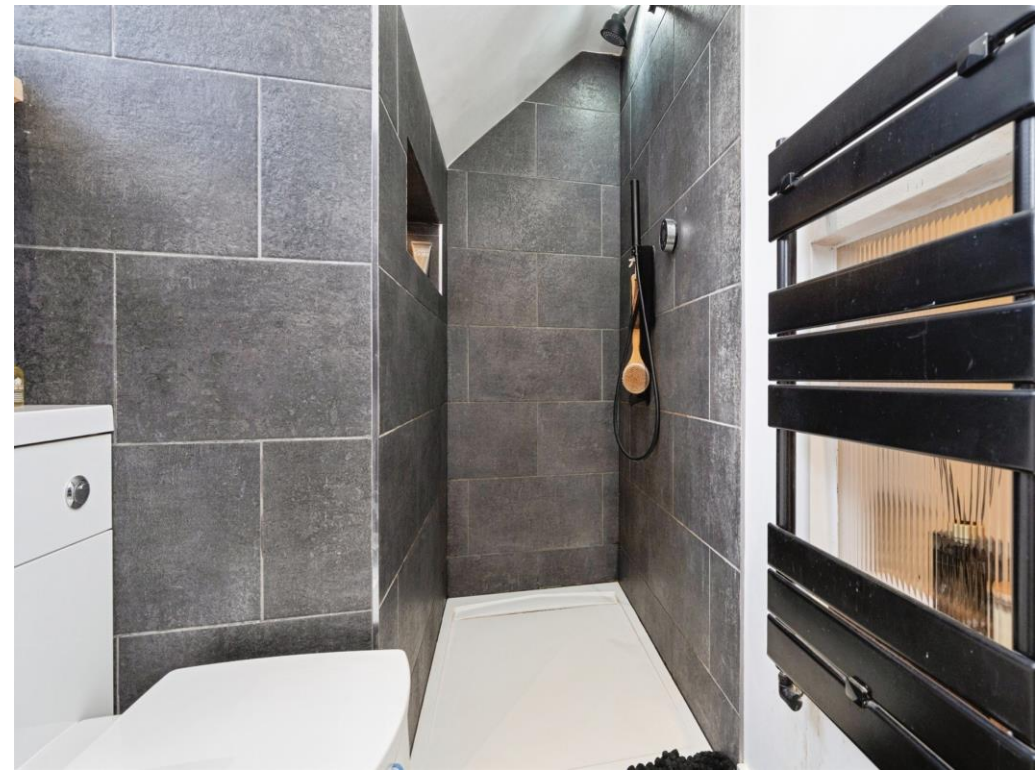
Bedrooms:

Principle Bedroom: Accent feature wall, dressing area with bespoke built-in vanity (perfect home office/study space), en-suite with smart shower and black matte towel warmers

- Second Bedroom: Built-in storage/fitted wardrobe, accent wall, smart dimmable ambient lighting

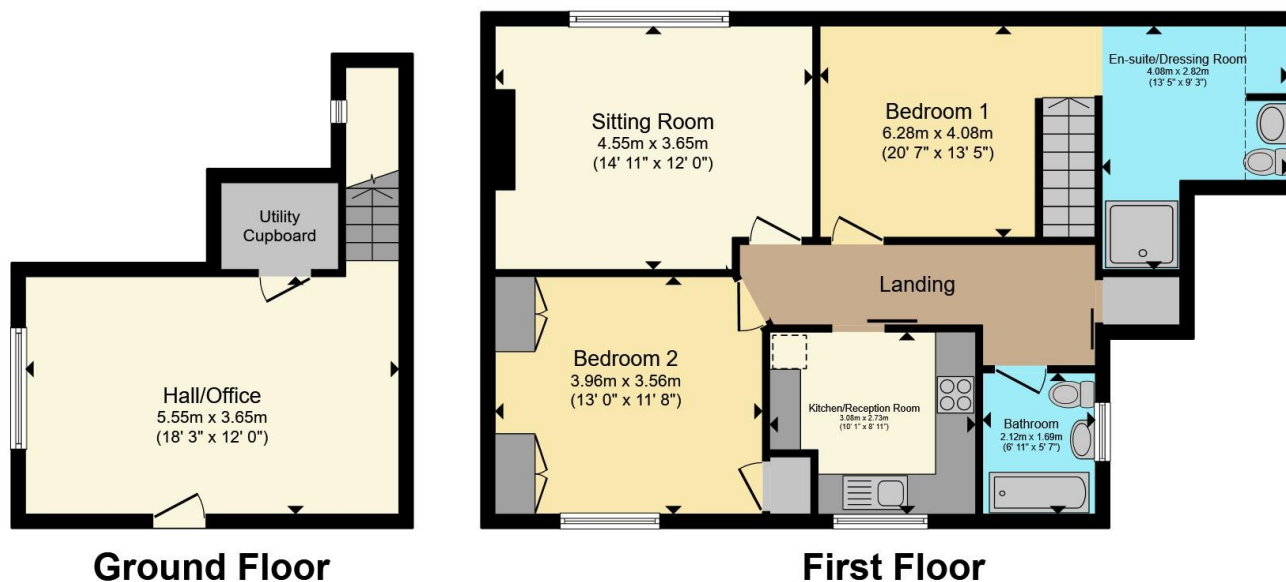
Additional Upgrades:

- Recently installed boiler with warranty remaining
- Upgraded USB charging sockets with nickel finish









Total floor area 100.1 m² (1,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406404

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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