



12 Manor Close, Tunbridge Wells, Kent TN4 8YB

£1,150,000 Freehold

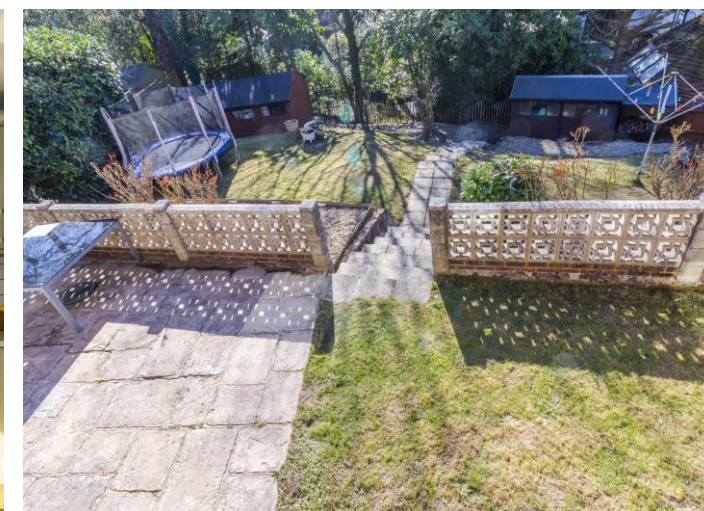
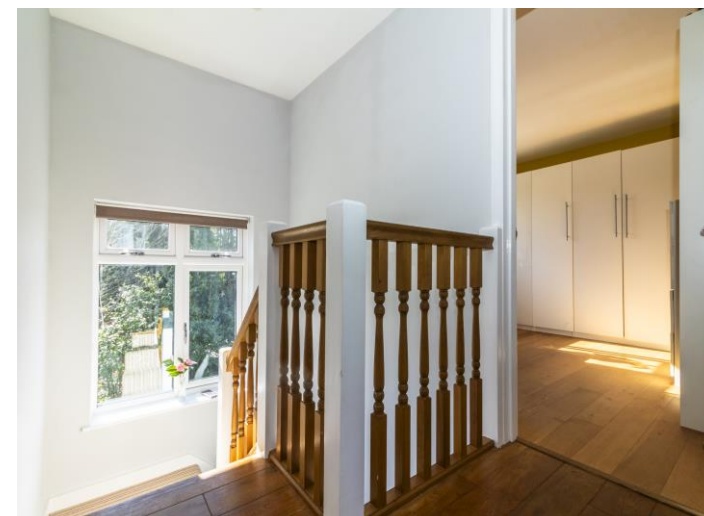
When experience counts...

est. 1828  
**bracketts**



12 Manor Close is an attractive, detached, modern four-bedroom home with no onward chain. It is situated in a quiet, premier cul-de-sac in a highly sought-after residential area, within walking distance of The Pantiles and Tunbridge Wells train station. The current vendors have remodelled and enhanced the interior of the property. There is approved planning permission to extend the house into a six-bedroom family home, including a side and rear extension and a loft conversion, (Ref: 22/03329/FULL, granted in January 2023). The property features a superb open-plan kitchen and dining area, with a modern kitchen overlooking the garden. The spacious, front-to-back reception room enjoys views of both the front and rear gardens and includes a log-burning stove. The ground floor also offers a cloakroom and integral access to the large double garage. On the first floor, there are four well-proportioned double bedrooms and a family bathroom. The front driveway provides parking for two vehicles and includes an electric car charging point, with additional unrestricted on-street parking available. The rear garden features a large, level lawn with a patio area immediately outside, as well as a sloping lawn bordered by hedging and fencing, providing a good degree of privacy. There are also two large garden sheds. This chain-free property presents an excellent opportunity, and we highly recommend an early viewing.

- Detached
- Cul-De-Sac Location
- 2 Reception Rooms
- Downstairs Cloakroom
- Integral Double Garage
- 4 Double Bedrooms
- Family Bathroom / WC
- Premier Location
- Under 1 mile to Tunbridge Wells Train Station
- Planning Permission for Extension







## LOCATION:

Manor Close is a small popular cul-de-sac with individual character properties in a sought-after residential area on the north-east side of Tunbridge Wells.

The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells offers extensive shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct, with more specialist shops, boutiques, cafes and restaurants located in The Pantiles and High Street areas.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

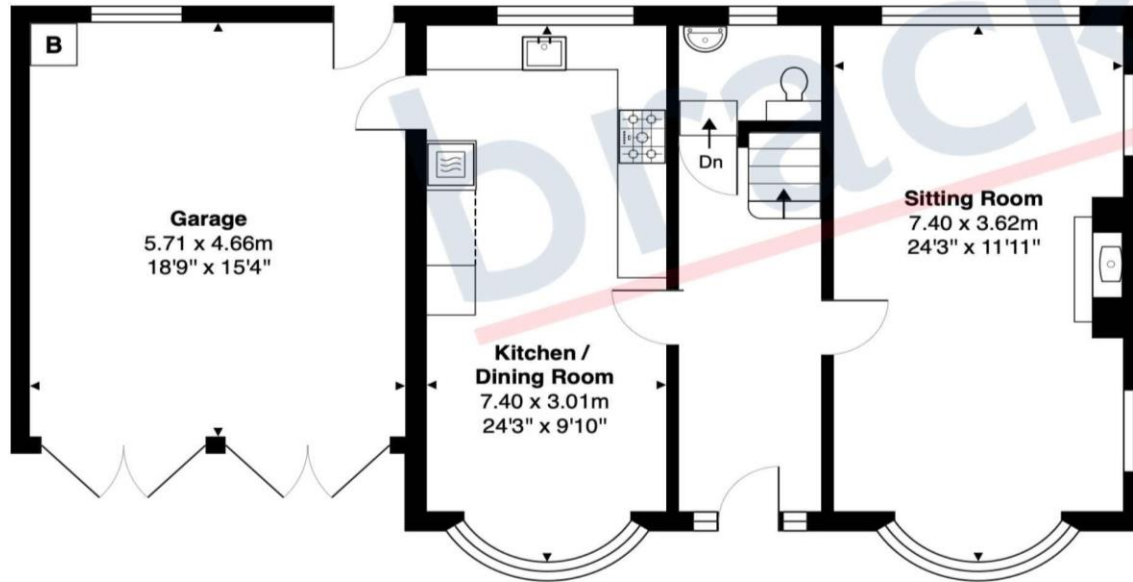
## Additional Information:

Council Tax Band: G

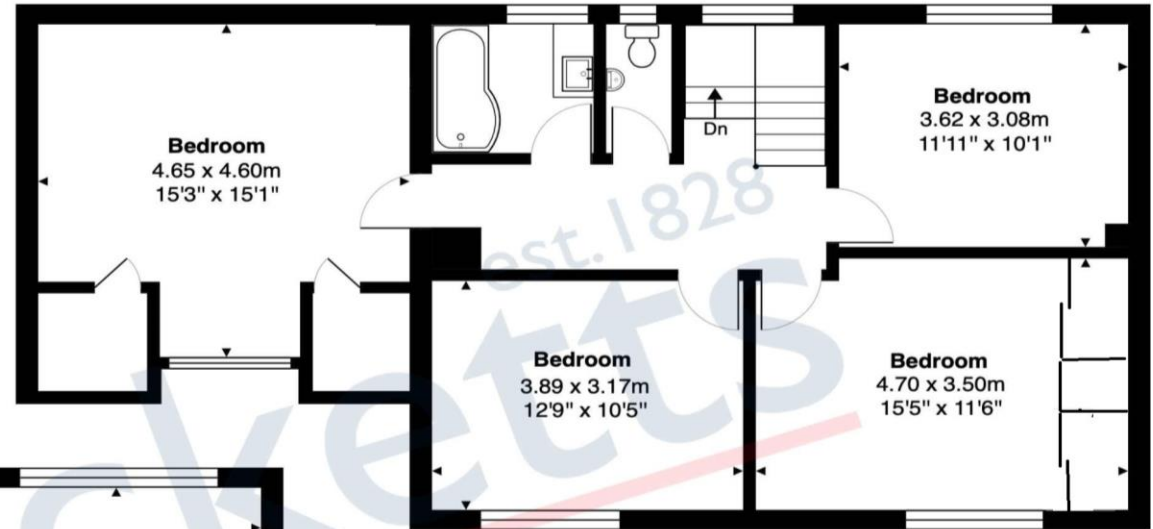


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Gross Internal Area Approx 171.9 sq m / 1850 sq ft  
(Including Garage)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	56	77
EU Directive 2002/91/EC		