



OLD HARECROFT

5 Frant Road, Tunbridge Wells



BEAUTIFUL DETACHED PERIOD HOME

An impressive and spacious family home offering beautifully presented accommodation arranged over three storeys. Situated in a prime position a stone's throw from the Pantiles with delightful gardens and off-street parking.

			EPC
6	3	3	D

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

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

Postcode: TN2 5SB what3words.com/wonderfully.less.cape



SITUATION

The property is ideally situated just moments from the historic and beautiful Pantile, as well as Tunbridge Wells High Street and the expansive green spaces of Tunbridge Wells Common. Situated on the highly sought after south side of Tunbridge Wells, on Frant Road, it is around 0.4 of a mile from the mainline station offering services to London Bridge from approximately 42 minutes. Tunbridge Wells offers a varied range of high street shops and stores as well as a number of specialist boutiques, cafes and restaurants on the famous Pantiles and historic High Street.

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.







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A generous and welcoming entrance hall sets the tone for the ground floor accommodation. There are three reception rooms, all with wonderful bay windows and currently configured as a sitting room, dining room and study. The kitchen/breakfast room is an excellent family space, complete with a separate utility room and stairs leading down to a useful cellar. Also to note on this level is a downstairs cloakroom.

The principal bedroom is superb, with an en suite shower room and access into bedroom four - to suit perhaps a nursery or dressing room as required. There are two further bedrooms on the first floor, served by a luxurious family bathroom.

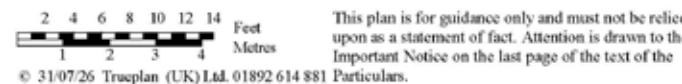
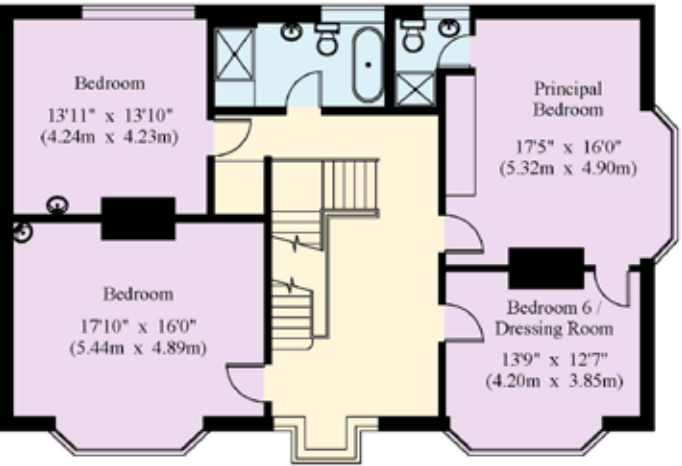
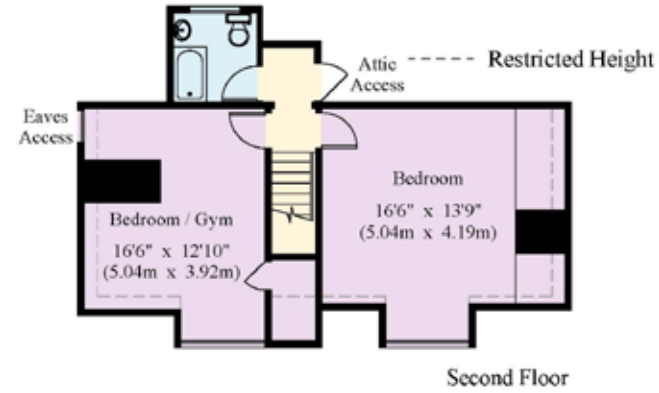
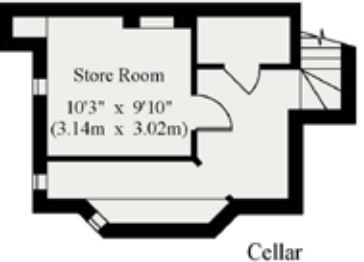
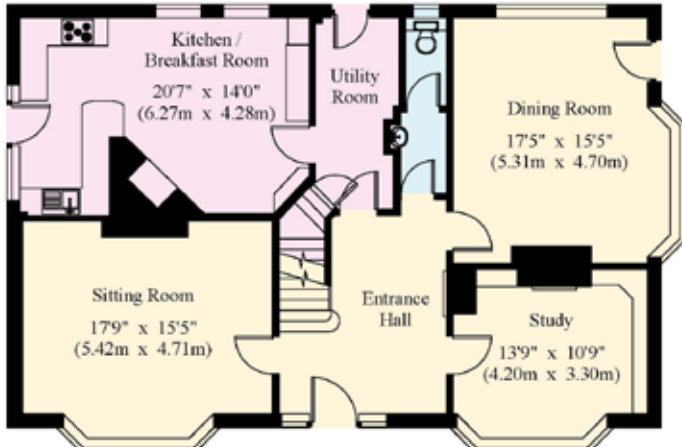
Stairs lead up to two more bedrooms on the second floor accompanied by a further bathroom.

A pretty, established garden wraps around the house with areas of lawn and mixed hedging to the boundaries providing privacy. The majority of the garden lies to the front, with a westerly outlook, and to the southerly side of the house, which is accessed from the dining room.

Agent's Note: There is an off-street parking area to the side of the house with tandem parking for two cars, plus a garage, which is in need of attention. A planning pre-app meeting has taken place with Tunbridge Wells Planning Department over this building, with a favourable letter response to the idea of re-building this as a two-story structure, with a garage and studio above, accessing and overlooking the garden. Further details available from Knight Frank.



Gross Internal Area : 322.0 sq.m (3465 sq.ft.)
(Including Cellar)



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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