



HILLBROW

Roedean Road, Tunbridge Wells



A WONDERFUL DETACHED FAMILY HOME

Offering beautifully presented accommodation arranged over two storeys with off-street parking and a delightful garden, situated on sought-after Roedean Road.

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Local Authority: Tunbridge Wells Borough Council
Council Tax Band: G
Tenure: Freehold

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

Agent's Note: Joint responsibility for the maintenance of initial shared driveway although the seller has not been asked to contribute during their ownership.

Postcode: TN2 5JX what3words.com/tables.remedy.diary



SITUATION

The property is ideally situated on the favoured south side of the town, approximately 0.8 of a mile from the mainline station. Tunbridge Wells offers a varied range of all the usual high street shops and stores as well as a number of specialist boutiques, cafes 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 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 with open green space on The Common and at nearby Dunorlan Park.







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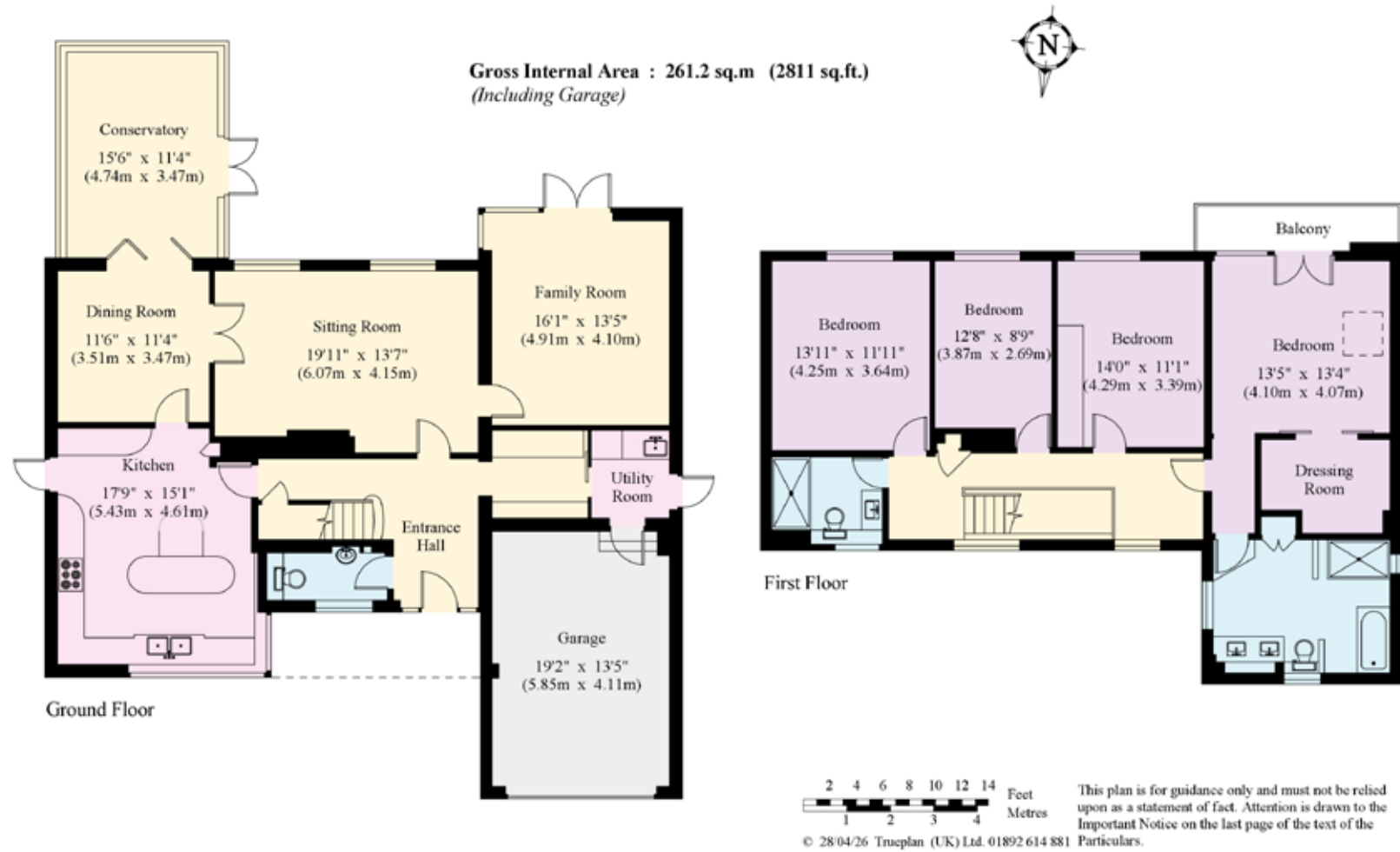
There are four generous reception rooms on the ground floor, currently configured as a family room, sitting room, dining room and conservatory – creating a seamless living and entertaining space. The kitchen is situated at the front of the house and comprises a range of superb solid wood cabinets with stunning worksurfaces, a striking central island and plenty of room for appliances. A downstairs cloakroom and utility room complete this level.

The principal suite is located on the first floor with a dressing room, luxurious en suite bathroom and balcony overlooking the garden. There are three further bedrooms on this floor served by a family shower room.

The house is approached initially over a shared driveway, leading to a private driveway at the front of the house with an integral garage.

The rear garden faces south with perfectly placed seating areas and an expanse of lawn bordered by established plants, shrubs and trees.





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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