



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Well House

House - Gross Internal Area : 199.3 sq.m (2145 sq.ft.)  
 Gym - Gross Internal Area : 12.7 sq.m (136 sq.ft.)  
 Garage - Gross Internal Area : 27.1 sq.m (291 sq.ft.)

Approx. Garden Dimensions : 33.5m (109'10") x 13.0m (42'7")



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The Well House, Broadwater Down

Tunbridge Wells, TN2 5PE



A quietly located detached single storey residence significantly remodelled and upgraded, located at the far end of a private drive off Broadwater Down the spacious and versatile accommodation is beautifully presented and includes bifold doors from both a large Kitchen/Dining Room and Sitting Room out to a landscaped garden with generous entertaining patio.

Covered Porch, spacious Hall, Cloakroom with separate WC, Sitting Room, Kitchen/ Dining Room, Utility Room, Office, Principal Bedroom with Ensuite Dressing Room and Shower Room, 3 Further Double Bedrooms one with Ensuite Shower Room Separate Bathroom, attached Gym, Gas Fired Central Heating, aluminium Double Glazed Windows, detached Double Garage, landscaped Garden, ample Off-road Parking.

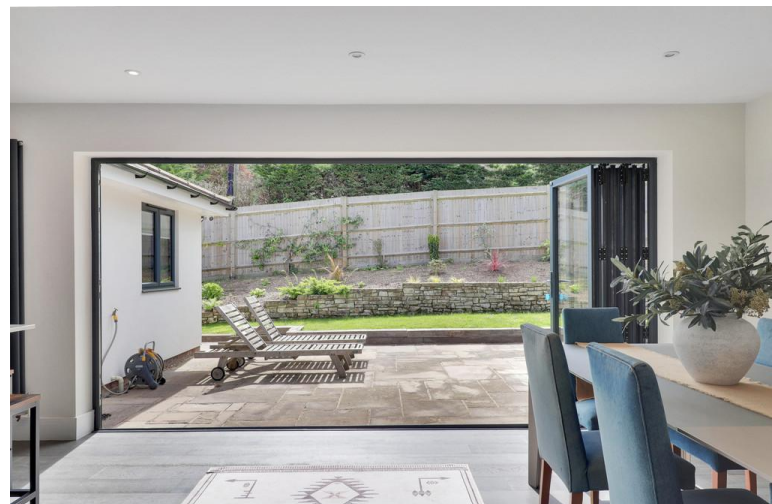
Guide price £1,250,000 Freehold \*Chain Free\*



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Property Description

- ◆ Spacious and quietly located single storey property.
- ◆ Significantly upgraded and beautifully presented throughout.
- ◆ Careful consideration to future maintenance includes double glazed aluminium windows and bifold doors.
- ◆ Rewired and replumbed with new central heating system and reroofed with new felt.
- ◆ The modern and beautifully presented accommodation include engineered oak floors and new carpets throughout.
- ◆ Comprehensively fitted new kitchen with island unit and C P Hart bathrooms throughout.
- ◆ Private manageable landscaped garden with entertaining patio.
- ◆ Spacious hallway features floor to ceiling windows to the front and gives access to all rooms.
- ◆ Useful inner cloakroom with coat hanging rail leads to separate WC with modern suite, low level WC with concealed cistern, washbasin with vanity cupboard beneath.
- ◆ Triple aspect sitting room includes bifold doors out to large entertaining patio, wood burning stove with granite hearth.
- ◆ Office with window to front.
- ◆ Spacious kitchen dining room, the kitchen is fitted with extensive quartz worktop which includes a large island unit/triple breakfast bar with integrated microwave and deep drawers.
- ◆ Comprehensive range of cupboards include corner trays matching wall mounted cabinets, stainless steel sink.
- ◆ Appliances include a Smeg range cooker with induction hob, concealed ceiling extractor above, tall fridge and dishwasher.



- ◆ The dining area features a stretch of 5 bifold doors and has ample room for a large table and chairs.
- ◆ The utility room has matching quartz worksurfaces and cupboards, plumbing for washing machine, integrated freezer and a door to outside.
- ◆ Dual aspect principal bedroom suite includes a dressing area with comprehensive range of attractive wardrobes and soft closing drawers, plus ensuite shower room with large walk-in cubicle with drench and handheld showers, low level WC wide wash basin with cupboard beneath, chrome towel rail and window.
- ◆ Both bedrooms 3 and 4 have built in wardrobe cupboards with sliding mirrored doors and windows out to the garden.
- ◆ Separate bathroom fitted with double end bath low level WC, washbasin with cupboard beneath, chrome towel rail and window.
- ◆ Bedroom 2 is located away from the rest of the accommodation, an ideal guest suite or has potential for a variety of other uses.
- ◆ The room features a tall ceiling and includes an ensuite dressing plus ensuite shower room with large walk in shower cubicle with drench and handheld showers, washbasin with vanity cupboard beneath, low level WC and chrome towel rail.

## Outside

- ◆ The Well House sits almost centrally in its plot.
- ◆ To the front there is a drive providing multiple off-road parking and leads to a detached garage with remote roll up door to the front, personal door to the side, internally there is power and light connected and potential eaves storage.
- ◆ The remainder of the garden is laid out in 2 separate areas the aforementioned large entertaining terrace accessed from the sitting and kitchen dining area bifold doors, outside tap, power and light connected from here there are lawns and raised borders.
- ◆ The other area lays behind the property and features a mature brick wall, a variety of shrubs and lawn plus a gravel path that leads to an attached external gym.
- ◆ There are 2 lockable side access gates.

## Practicalities

- ◆ The property has undergone significant refurbishment in recent years and is beautiful presented and designed for ease of future maintenance.

## Location

- ◆ One of the features of the property is its quite end of private road position off the favoured Broadwater Down.
- ◆ Within 1.5 miles of the mainline station, High Street and Pantiles.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

