



9 DUNCALF ROAD

Tunbridge Wells, Kent



A SUBSTANTIAL DETACHED FAMILY HOME

Built by renowned developer, Berkeley Homes, and situated within the sought-after Hollyfields development. Offering excellent accommodation in excess of 2,500 sq ft with private parking and a detached double garage.

   EPC
5 3 2 B

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

Services: Mains water, electricity and drainage. Gas-fired central heating.
Service Charge: Approximately £2,500 per annum New Home Warranty: 10 years from August 2020

Postcode: TN2 5FT [what3words.com/shot.daily.spring](https://www.what3words.com/shot.daily.spring)



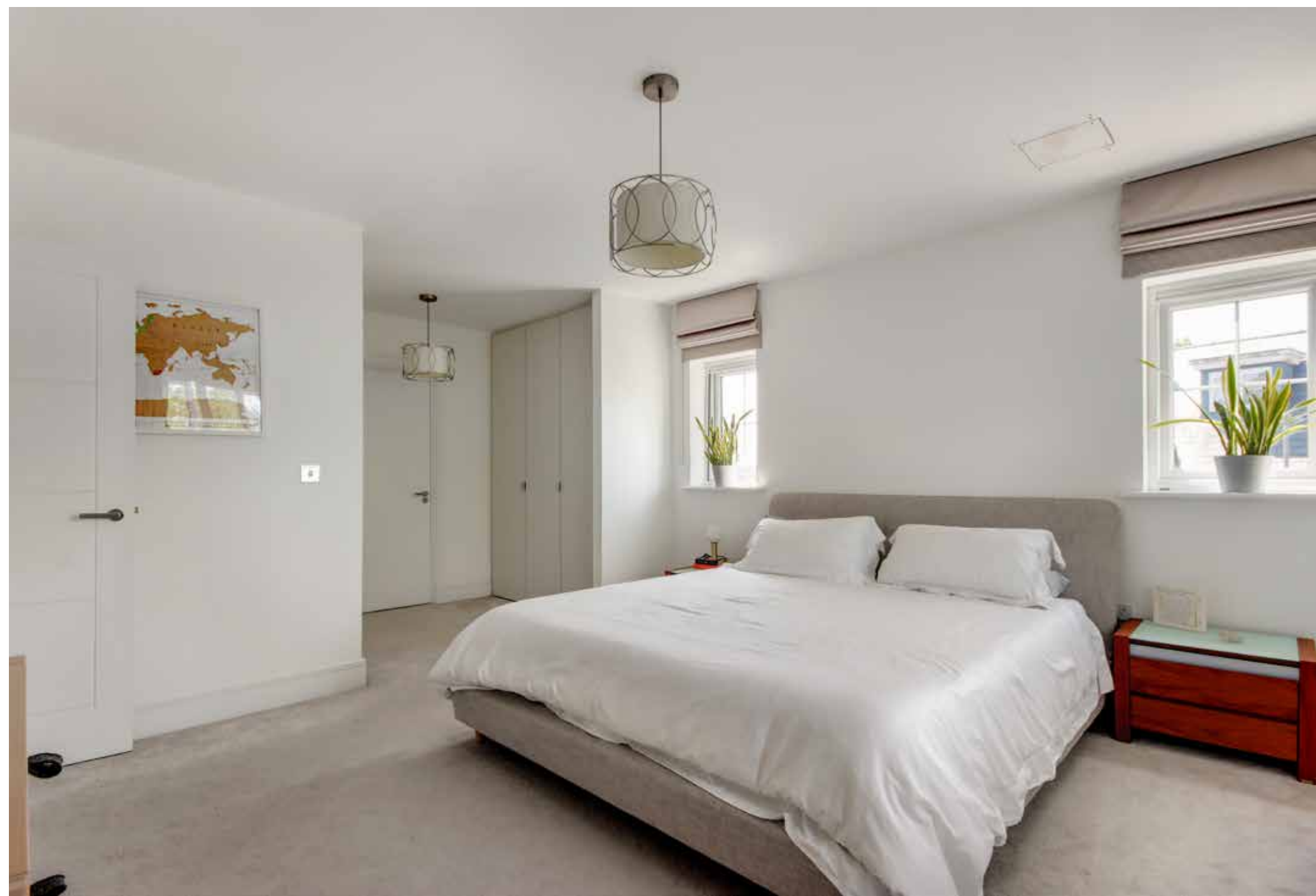
SITUATION

Duncalf Road is situated in a popular residential location about 1.3 miles away from the main line station, providing services to London from approximately 42 minutes.

Tunbridge Wells town centre provides a comprehensive range of shopping facilities in the Royal Victoria Place, as well as numerous boutiques, independent cafes and restaurants in the historic High Street and the famous Pantiles.

The town is also ideally situated for access to a number of well-regarded private and state schools including nearby St Peter's Primary and grammar schools for both boys and girls.







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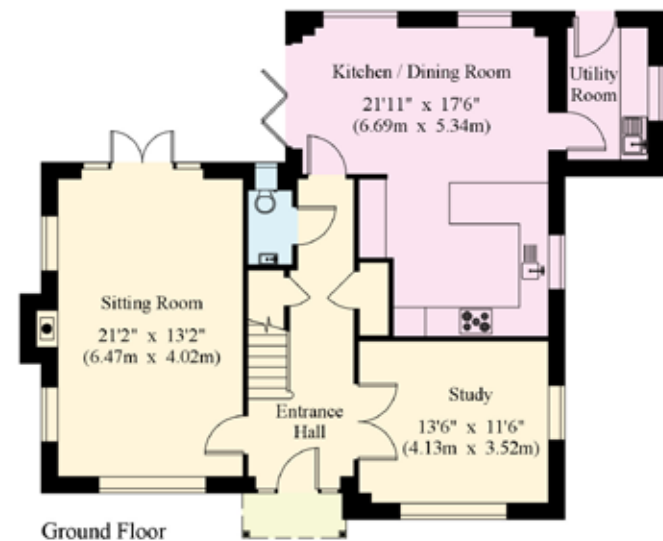
The open-plan kitchen/dining room is truly impressive, situated at the rear of the house with a separate utility room and bi-fold doors leading directly out to the garden. The kitchen itself offers a range of elegant shaker-style units with stunning solid worksurfaces and plenty of room for appliances. There are two reception rooms, currently configured as a generous sitting room with access out to the garden and a study at the front of the house. A downstairs cloakroom completes this level.

The superb principal suite is located on the first floor with a walk-through dressing area leading into a luxurious en suite bathroom. There are two further bedrooms on this floor, served by a family bathroom. Double doors from the landing lead onto a charming balcony with a lovely outlook. Stairs lead up to two more bedrooms on the second floor, with a further family bathroom and useful storage.

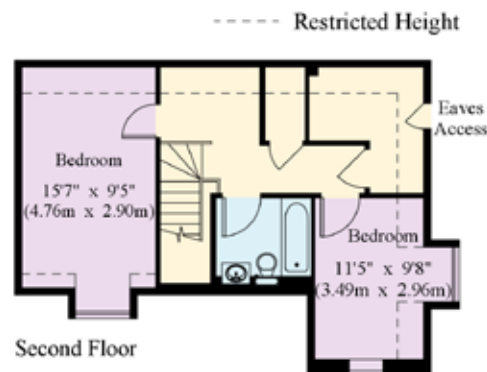
The rear garden provides the perfect backdrop for alfresco dining and entertaining, with a terrace adjacent to the house leading to an expanse of lawn and steps leading down to a further terrace. There is a detached double garage at the back of the house with two private parking spaces, and gated access into the garden.



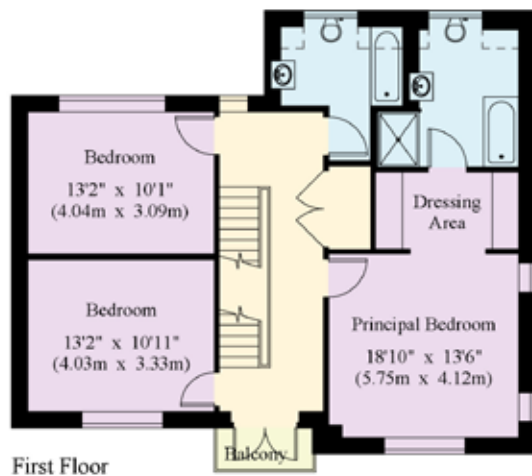
House - Gross Internal Area : 224.8 sq.m (2419 sq.ft.)
 Garage - Gross Internal Area : 32.6 sq.m (350 sq.ft.)



Ground Floor



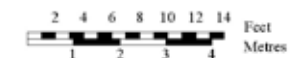
Second Floor



First Floor



Garage
19'7" x 17'5"
(5.99m x 5.31m)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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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)

Ross Davies
 01892 515035
 ross.davies@knightfrank.com
 Knight Frank
 47 High Street, Tunbridge Wells
 Kent, TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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