



89A FRANT ROAD

Tunbridge Wells, Kent



A STRIKING DETACHED FAMILY HOME

Tucked away off sought-after Frant Road and offering beautifully presented, versatile accommodation arranged over two storeys with a self-contained annexe, private parking and wonderful garden.

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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. Underfloor heating in family room.
Agent's Note: Right of way over driveway owned by 89 Frant Road, leading to the gates for 89a.

Postcode: TN2 5LP [what3words.com/burns.spider.quiz](https://www.what3words.com/burns.spider.quiz)



SITUATION

The property is ideally situated on the favoured south side of the town, around 1 mile from the mainline station offering services to London Bridge from approximately 42 minutes.

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 famous Pantiles and historic High Street, both less than a mile away.

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.







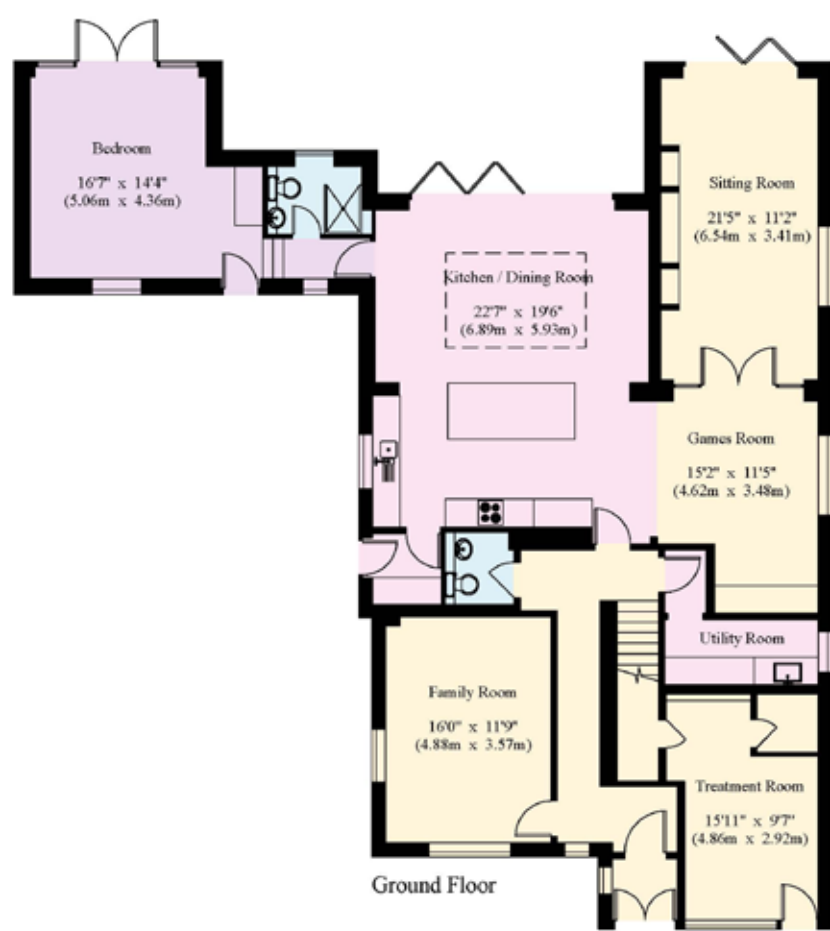
89A FRANT ROAD

The open-plan kitchen/dining room is truly impressive with a contemporary central island, ample space for a family dining table and bi-fold doors leading directly out to the garden – creating a fabulous living and entertaining space. There are four reception rooms, currently configured as a sitting room with access out to the garden, games room, family room and treatment room/home-working space. The house benefits further from a self-contained annexe comprising a double bedroom and en suite shower room. To complete this level, a cloakroom and utility.

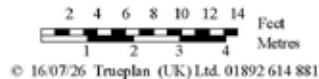
Upstairs, there are two generous en suite double bedrooms, one with a luxurious freestanding bath and a superb outlook over the garden. There are two further bedrooms on this level, served by a family bathroom.

The house is approached via a driveway leading to electronic gates and beyond to the main parking area. The rear garden is exceptional with a vast terrace and steps leading down to a covered bar and outdoor kitchen – the perfect backdrop for al fresco dining. The garden continues with an expanse of lawn bordered by established trees.





Gross Internal Area : 283.7 sq.m (3054 sq.ft.)



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.

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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