



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



## 20 Farmcombe Close

Tunbridge Wells, TN2 5DG

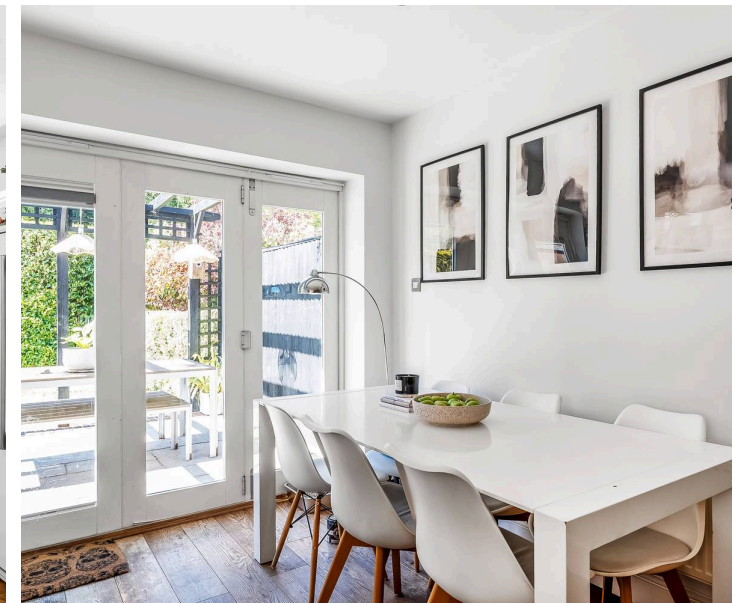
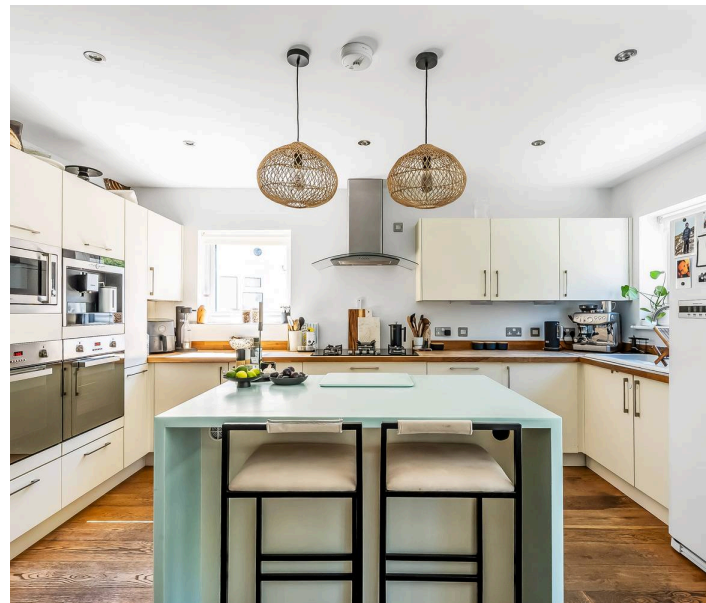
LOCATION, LOCATION, LOCATION. Situated in a highly sought after prime setting just moments from Claremont Primary School and the town centre, this beautifully presented bay fronted three bedroom, two bath / shower room semi detached home occupies a lovely position towards the top of a desirable cul de sac. Enjoying a southerly facing garden with garden outbuilding, it seamlessly blends timeless character with carefully considered contemporary finishes, while remaining within easy reach of the Pantiles and the mainline station.

Tenure: Freehold

Council Tax Band: D

EPC Energy Efficiency Rating: D

- Bay Fronted Three Bedroom Semi Detached Home
- Prime Cul De Sac Position
- Moments From Claremont Primary School
- Highly Sought After Central Location
- Walking Distance To The Pantiles And Town Centre
- Stylish Open Plan Kitchen And Dining Space
- Principal Bedroom With Fitted Wardrobes
- En Suite To Rear Bedroom And Contemporary Shower Room
- Private Southerly Facing Rear Garden
- Detached Garden Room With Store And Bi Fold Doors





## THE PROPERTY

Approximate Gross Internal Area: 986 Sq Ft / 91.6 Sq M

Garden Outbuilding with Store: 153 Sq Ft / 14.2 Sq M

The property is introduced by a generous and welcoming entrance hallway, where engineered oak flooring and an immediate sense of space set a refined tone. The sitting room is both elegant and comfortable, centred around a cast iron fireplace with bespoke cabinetry and shelving, while a bay window enhances the natural light and outlook.

To the rear, the open plan kitchen and dining space forms the true heart of the home. Thoughtfully designed with both entertaining and day to day living in mind, it features a central island with breakfast bar, integrated appliances including a Siemens coffee machine and wine fridges, and a range of contemporary cabinetry complemented by warm woodblock work surfaces. Bi-fold doors open seamlessly onto the garden, creating an effortless connection between inside and out.

The first floor provides three well proportioned and thoughtfully presented bedrooms. The principal bedroom enjoys a bay window to the front along with a full wall of fitted wardrobes, while the second bedroom, positioned to the rear, benefits from a well appointed en suite bathroom. Bedroom three is served, alongside the principal bedroom, by a stylish and contemporary family shower room.

Outside, the property continues to impress. A recently upgraded driveway provides off road parking to the front, while the southerly facing rear garden has been thoughtfully arranged for both enjoyment and ease. A paved terrace creates an inviting setting for outdoor dining, leading onto a lawn bordered by mature hedging that offers a good degree of privacy. Of particular note is the detached garden room with adjoining store, finished with ceiling downlighters, wood effect flooring and bi fold doors, providing a highly versatile space ideal for a home office, gym or relaxed entertaining.

## THE LOCATION

Farmcombe Close is a highly desirable residential cul de sac off Farmcombe Road in Royal Tunbridge Wells, offering a peaceful yet convenient setting within easy walking distance of the town centre. Popular with families and professionals, the area combines well-maintained homes, tree-lined streets, and a strong sense of community.

### Education & Schools

Claremont Primary School is just 0.3 miles away, making it a popular choice for families. Well-regarded secondary schools include Tunbridge Wells Girls' Grammar (0.6 miles), The Skinners' School (1.2 miles), and Tunbridge Wells Grammar School for Boys (1.4 miles). Independent options nearby include Rose Hill (1.5 miles), The Mead (0.9 miles), and Beechwood Sacred Heart (1.2 miles).

### Shopping & Amenities

Everyday essentials are within easy reach, with Sainsbury's Local (0.4 miles), Tesco Express (0.5 miles), and M&S Foodhall (0.7 miles). Royal Victoria Place (0.9 miles) offers a wider retail selection, while The Pantiles (1.3 miles) provides a more boutique setting with cafés, independent shops, and regular markets.

### Leisure & Green Spaces

The property is ideally located for enjoying Tunbridge Wells' green spaces, including Dunorlan Park (0.6 miles), Calverley Grounds (0.9 miles), and Tunbridge Wells Common (1 mile). The High Weald Area of Outstanding Natural Beauty is also within easy reach.

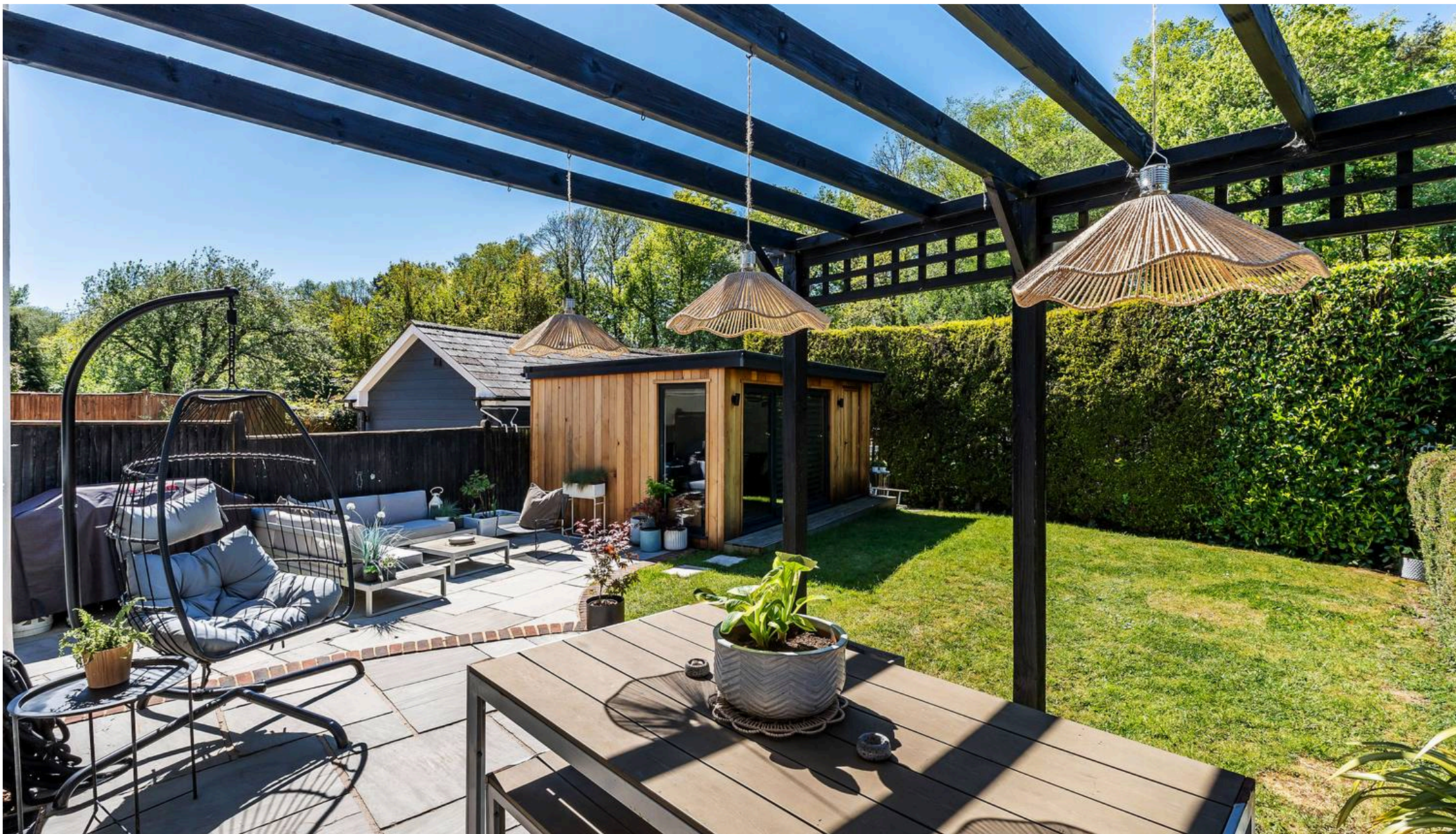
### Transport & Connectivity

Tunbridge Wells station is approximately 0.8 miles away, with direct services to London Bridge, Charing Cross, and Cannon Street in around 50–55 minutes. High Brooms station (1.8 miles) offers an alternative, while the A21 provides convenient road links to the M25, Gatwick Airport, and the south coast.









# Kings Estates

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