



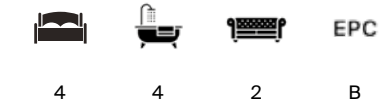
THE MEWS

14 Sovereign Place, Tunbridge Wells



AN EXCEPTIONAL FOUR-BEDROOM MEWS HOUSE

Built by renowned Berkeley Homes, offering a rare combination of contemporary design, premium finishes and low-maintenance living, all set within one of Tunbridge Wells' most desirable central locations.



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

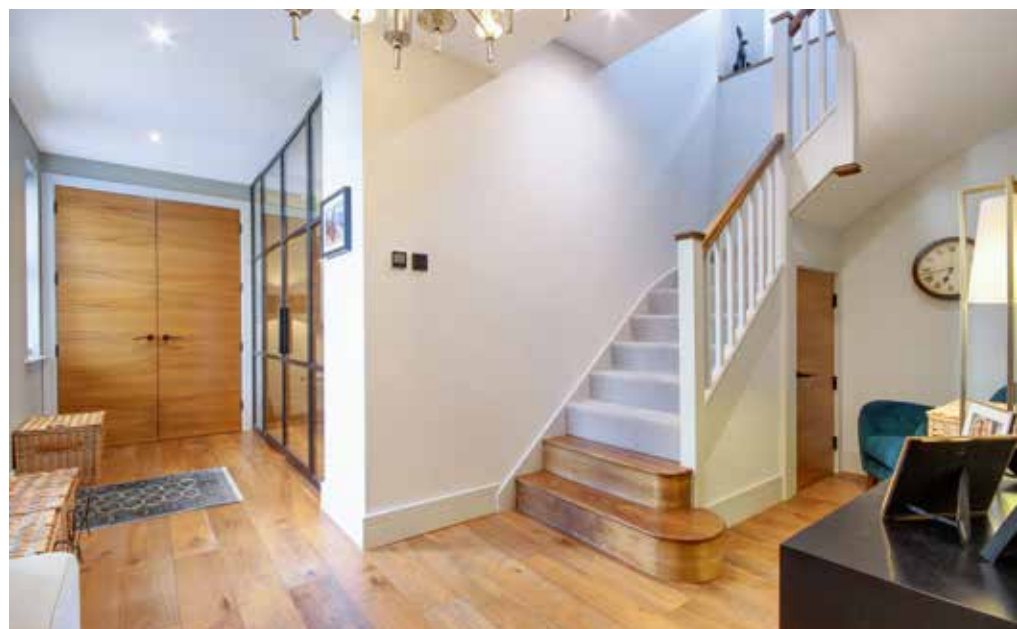
Tenure: Leasehold (999 years from 1 January 2013)

Ground Rent: £600 per annum (reviewed every 15 years) Service Charge: £3,600 per annum

New Home Warranty: 10 years from 16.04.2019

Services: Mains water, electricity and drainage. Gas fired central heating. Provision in place to install EV charging.

Postcode: TN4 8FL [what3words.com/calculating.draw.happy](https://www.what3words.com/calculating.draw.happy)

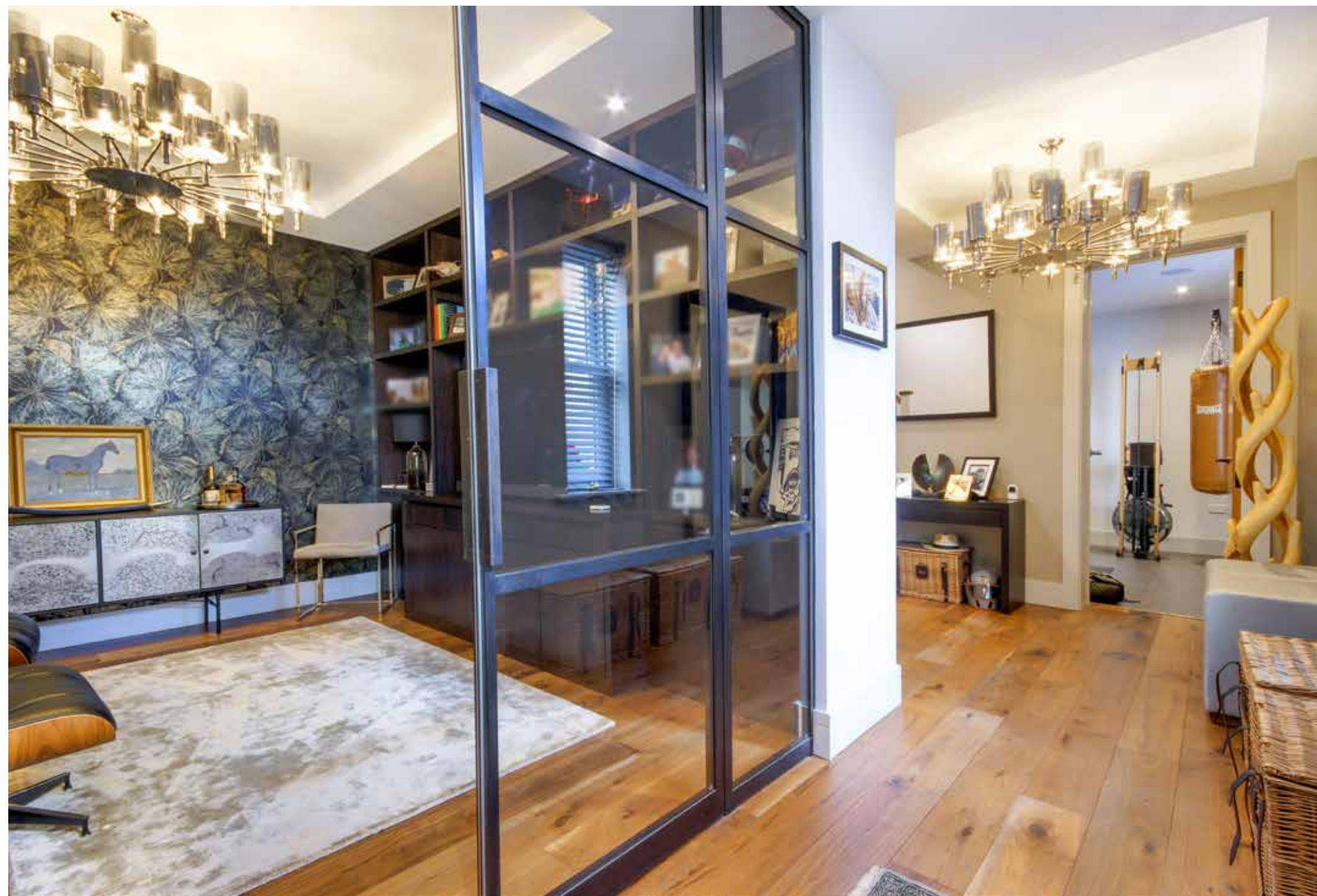


THE PROPERTY

A beautifully presented Mews house arranged over ground, first and second floors. On the ground floor, there is a generous entrance hall with versatile family room/study and an en suite double bedroom. The spacious open-plan living/kitchen/dining room is situated on the first floor with direct access to a large private terrace and garden. There is one further double bedroom suite on this level and an additional WC for guest convenience. There are two further double bedrooms on the second floor (one en suite) and a family bathroom. A useful utility room completes this level.

Features of the unique internal specification include; Villeroy and Boch sanitaryware, elegant walnut flooring and oversized internal doors, Smeg Line ovens and wine cooler, Elica hob, hot water tap, underfloor heating throughout and a home automation system.







OUTSIDE AND SITUATION

The large private terrace and landscaped garden of approximately 15m x 10m are designed for convenience and appearance, featuring Astro turf for easy maintenance. There is rear access to the garden for added practicality.

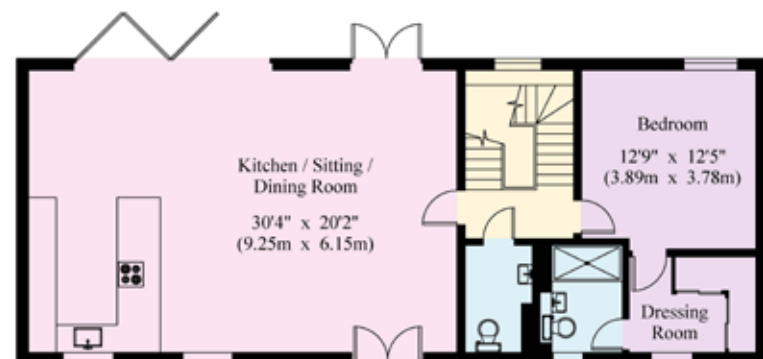
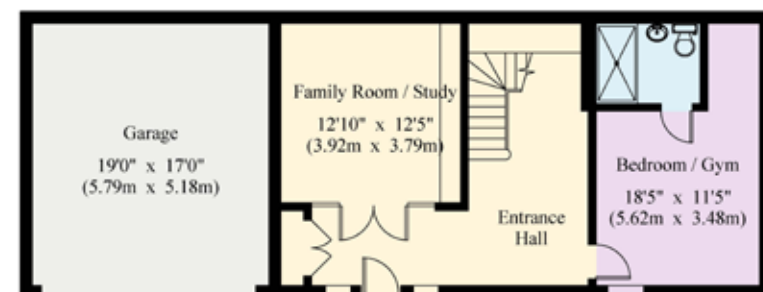
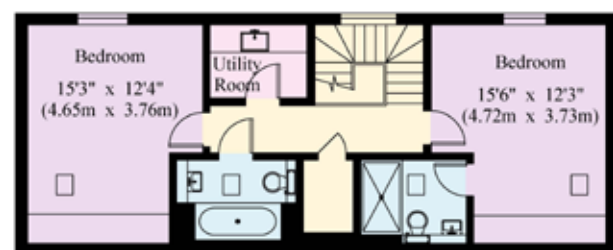
The property benefits from a secure garage accommodating two cars, with an electric-operated garage door. Allocated visitor parking also available.

Sovereign Place is situated within prestigious Royal Wells Park, ideally located for access to the town centre with the mainline station just 0.7 of a mile away and numerous boutiques, art galleries, cafes and restaurants in the historic High Street and Pantiles.

The area is renowned for an excellent choice of schools including nearby The Wells Free School (Primary) and Rose Hill and Holmewood House preparatory schools. Grammar schools include Skinners (boys), Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys. (All times and distances are approximate)



Gross Internal Area : 243.6 sq.m (2623 sq.ft.)
 (Including Garage)



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, TN1 1XL

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

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