



7 WYBOURNE RISE

Tunbridge Wells, Kent



A BEAUTIFULLY PRESENTED PERIOD FAMILY HOME

A portion of former Wybourne Grange, thoughtfully updated by the current owner to provide exceptional accommodation arranged over three storeys. The property is ideally situated 1.3 miles from the station and benefits from a delightful west-facing garden.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: E

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Postcode: TN2 5JG [what3words.com/asleep,jelly.cones](https://www.what3words.com/asleep,jelly.cones)



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The open-plan kitchen/dining room is truly impressive with stylish shaker units and stunning solid worksurfaces with a useful central island and plenty of room for a family dining table. The space leads seamlessly into the sitting room at the rear of the house with bi-fold doors opening directly out to the garden – creating a wonderful living and entertaining space. A downstairs cloakroom and larder complete the ground floor.

There are three bedrooms on the first floor (one en suite) and a contemporary family bathroom.

Stairs lead up to the principal suite on the second floor with a luxurious en suite shower room and ample built-in storage.





OUTSIDE AND SITUATION

The rear garden is a true highlight, facing west, with perfectly placed seating areas and an expanse of lawn with established plants, shrubs and trees. Parking is on-street.

The property is situated in a sought-after location close to the centre of Tunbridge Wells, within easy reach of the principal shopping areas with many major national stores in Royal Victoria Place and a variety of cafes, restaurants and boutiques on the historic Pantiles and old High Street.

The area is renowned for an excellent choice of educational facilities within the state and private sectors including grammar schools for boys and girls.

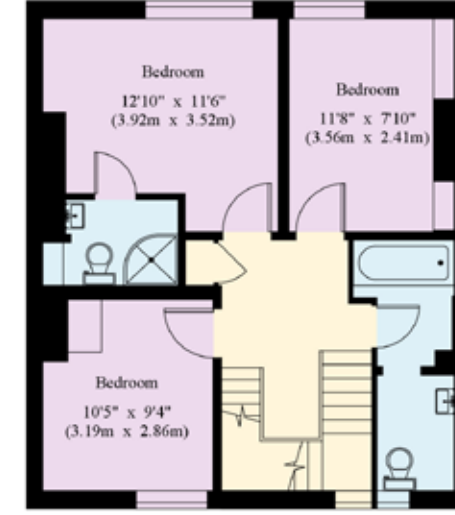
The station is just 1.3 miles away with services to London from 42 minutes.



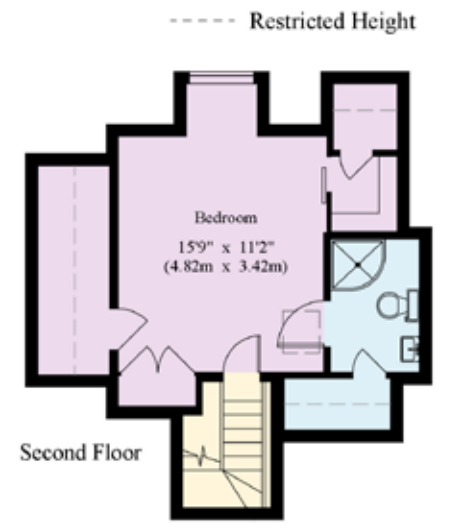


Ground Floor

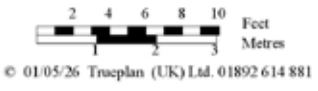
Gross Internal Area : 155.6 sq.m (1674 sq.ft.)



First Floor



Second Floor



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)

We would be delighted
to tell you more.

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