



Connells

Trinity Mews Forest Road
Tunbridge Wells



Property Description

Occupying an elevated position on the desirable southern outskirts of Tunbridge Wells, this attractive four-bedroom townhouse enjoys wonderful far-reaching views across the town towards Mount Ephraim, together with a sunny south-facing rear garden.

Built by the highly regarded Milwood Designer Homes in 2006, the property combines stylish design with practical family living, offering well-balanced accommodation arranged over three floors.

The heart of the home is the spacious kitchen/dining room, complemented by a separate utility room, while the impressive first-floor sitting room opens onto a private balcony, perfectly positioned to take in the elevated outlook.

There are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom and ground floor cloakroom.

Outside, the enclosed rear garden provides a peaceful space for relaxing and entertaining, enhanced by a bespoke timber garden shed, while two allocated parking spaces add further convenience.

Ideally located just over a mile from Tunbridge Wells High Street and mainline station, the property is also within easy reach of the town centre, excellent local amenities and a wide selection of highly regarded state and independent schools, making it an ideal home for families and commuters alike.

Ground Floor

Downstairs Cloakroom

Dining Room

Kitchen/Breakfast Room

Utility Room

First Floor

Lounge

Balcony

Bedroom One

Second Floor

Bedroom Two

Bedroom Three

En-Suite

Fourth Bedroom

Bathroom

Outside

Allocated Parking For Two Cars

Rear Garden

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is

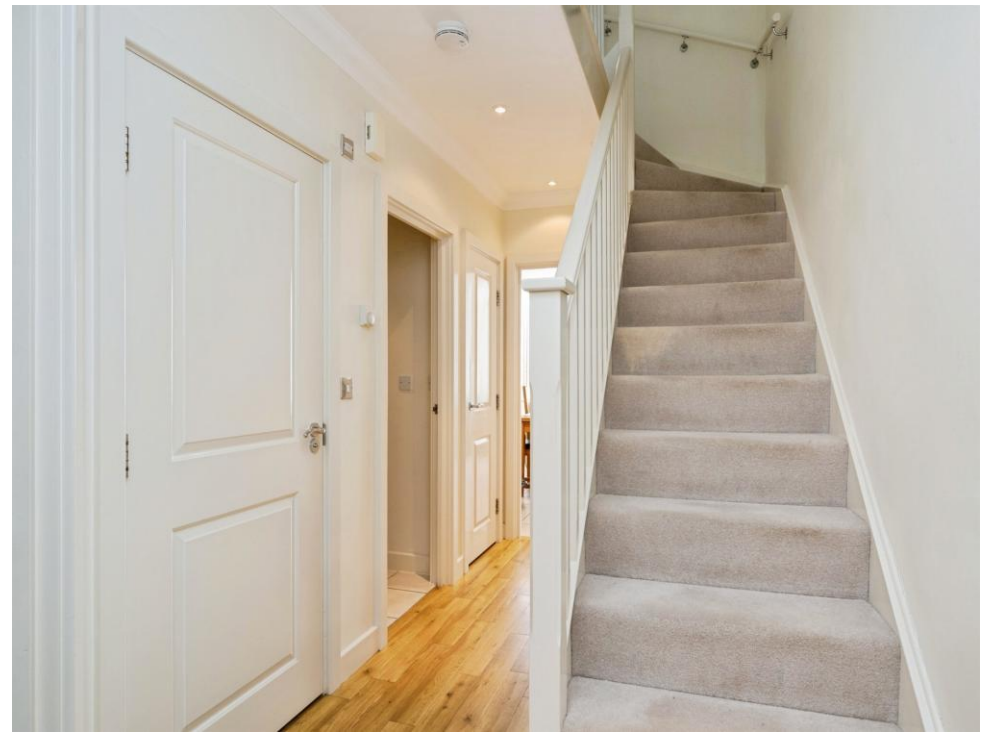
something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

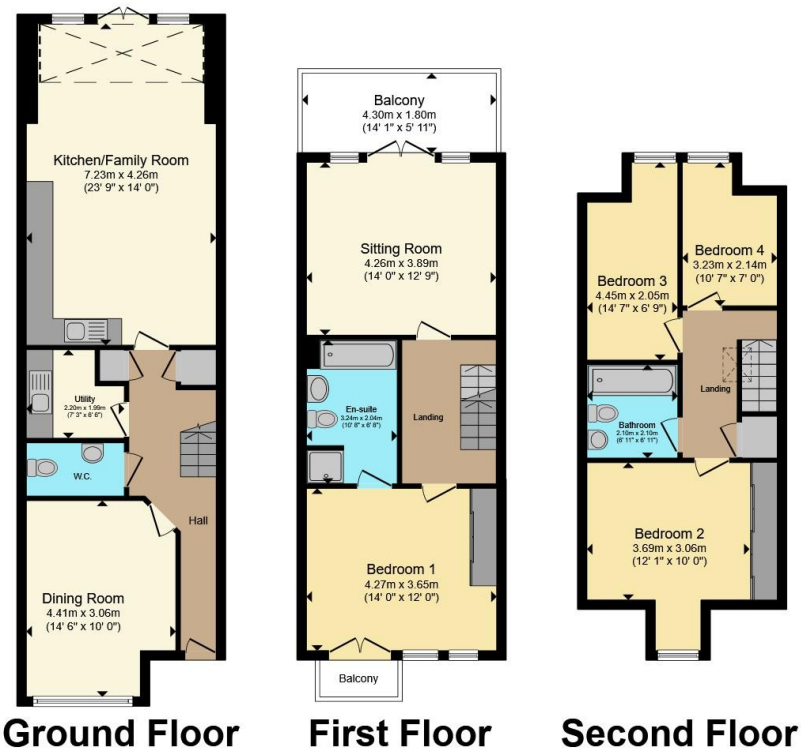
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 151.0 m² (1,626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Vale Road
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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406888



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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