



HAMLYNS

20 Manor Park, Tunbridge Wells



AN OUTSTANDING DETACHED FAMILY HOME

Offering beautifully presented accommodation with wonderful gardens and situated on a sought-after private road less than a mile from the mainline station, historic High Street and Pantiles.

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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.
Agent's Note: Approximately £200 per annum towards private road.

Postcode: TN4 8XP [what3words.com/dolphins.squeaking.miracle](https://www.what3words.com/dolphins.squeaking.miracle)



SITUATION

Manor Park is a most sought-after, private road close to the Spa Hotel on Bishops Down.

The famous Pantiles, historic High Street and mainline station can be reached by pleasant walks across the Common or the frequent bus service, all just under a mile away.

The area is renowned for an excellent choice of schools including nearby Rose Hill, The Mead and Holmewood House preparatory schools. Grammar schools include Skinners (boys), Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys. Private choices for older children include Tonbridge, Sevenoaks and Mayfield.







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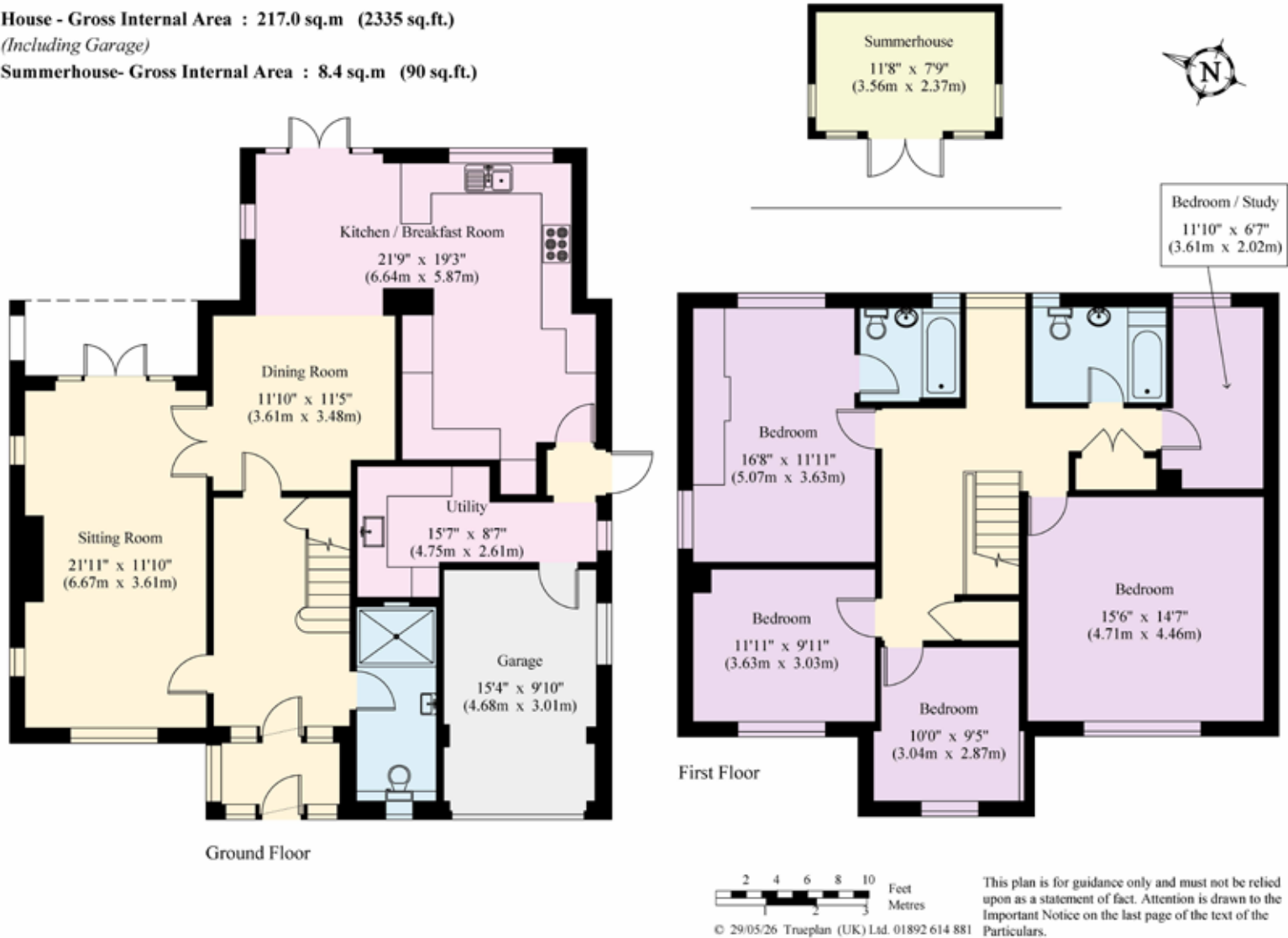
On the ground floor, there is a generous and well-presented sitting room with double doors opening directly out to the garden. The reception space continues seamlessly with a dining room leading into an impressive, open-plan kitchen/breakfast room with further access out to the garden – creating a wonderful living and entertaining area. The kitchen itself offers a range of stylish shaker units with stunning solid wood worktops and ample space for appliances. The ground floor is completed by a separate utility room with side access and a useful downstairs shower room.

The principal bedroom is situated on the first floor with built-in storage and a good-sized en suite bathroom. There are four further bedrooms on this level, one currently configured as a study, and a family bathroom.

The house is set back from the private road with plenty of parking on a private driveway and an attractive front garden. The rear garden is truly superb, having been lovingly cared for by the current owners, with steps leading down from an attractive sun terrace to an expanse of lawn and well-stocked, established borders. A delightful summerhouse is ideally positioned at the very end of the garden.



House - Gross Internal Area : 217.0 sq.m (2335 sq.ft.)
(Including Garage)
Summerhouse- Gross Internal Area : 8.4 sq.m (90 sq.ft.)



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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