



Connells

Summervale Road
TUNBRIDGE WELLS



Property Description

Finished to an exceptionally high standard, this beautifully presented home showcases flawless attention to detail throughout.

The interior offers well-balanced and versatile living accommodation arranged over two floors. On the ground floor, welcoming reception spaces flow seamlessly and are complemented by a beautifully presented kitchen/breakfast room, ideal for both everyday living and entertaining. The lounge is well-presented and there is a recently refurbished downstairs shower room.

A conservatory to the rear enjoys pleasant views over the garden, creating a light-filled additional living space that connects the house effortlessly with the outdoors.

Upstairs, the property provides three thoughtfully designed bedrooms, including a generous principal bedroom, together with a stylish family bathroom. All rooms are finished to an excellent specification, reflecting the care and quality evident throughout the home.

Externally, the multi-level rear garden is a particular highlight. Landscaped with established shrubs and planting, it offers a variety of seating and entertaining areas. A bespoke seating area beneath a pergola creates a luxurious secret garden with bespoke handcraft hideaway, sheds and a dedicated home office provide superb flexibility for work, hobbies or storage.

To the front, a driveway offers convenient off-road parking.

The property further benefits from potential to extend into loft, subject to the necessary planning consents.

Ground Floor

Entrance Hall

Lounge

Cinema Room

Downstairs Shower Room

Kitchen/Dining Room

Conservatory

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Driveway

Front Garden

Rear Garden

Home Office

Additional Upgrades

- Kitchen - High end integrated kitchen appliances - Siemens double oven, Siemens dishwasher and AEG gas hob
- Bespoke wooden shutter throughout the front of the property
- Upgraded wall sockets with integrated USB ports
- Bespoke cinema room
- New LVT flooring throughout ground floor (fitted 2025)
- Garden - Separate summer house, currently used as office and home gym
- Garden - Bespoke seating area with pergola at rear of garden with a separately built hideaway
- Garden - Bespoke designed seating area at top of the 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.

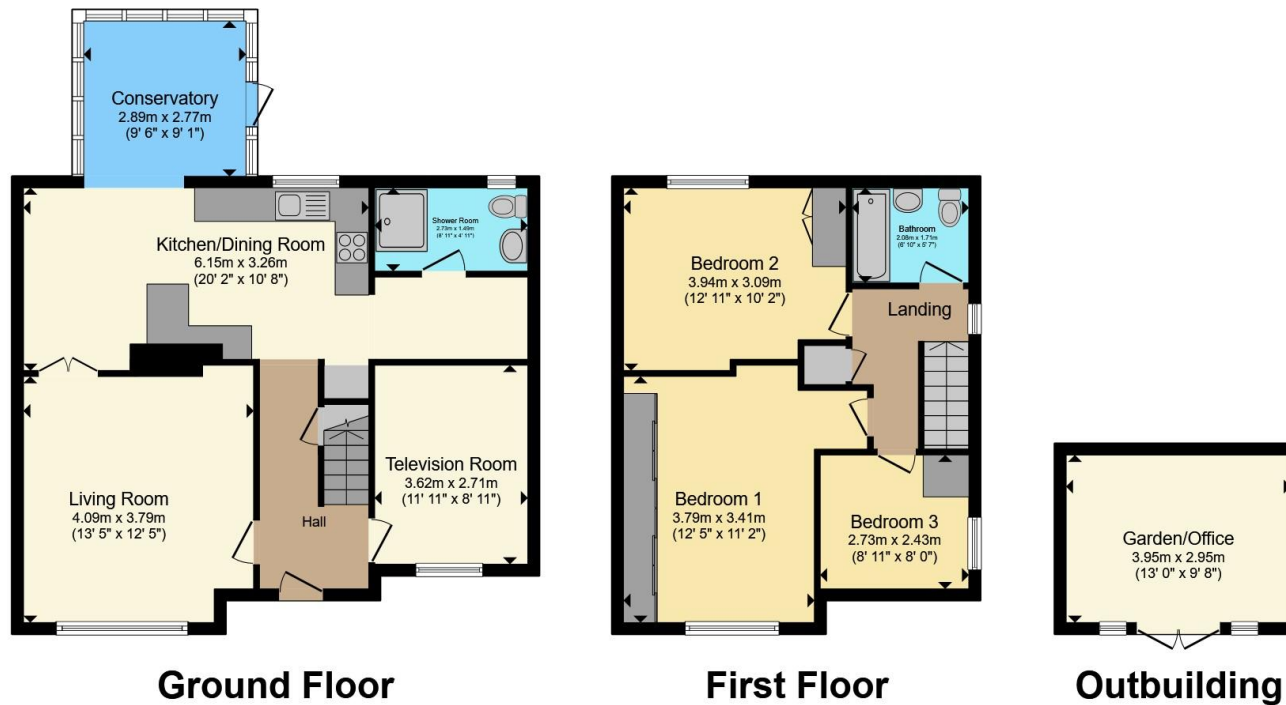
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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.









Total floor area 131.5 m² (1,416 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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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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