



Connells

Hopwood Gardens
Tunbridge Wells



Property Description

An attractive three-bedroom detached family home, perfectly positioned in the heart of the highly desirable St Johns area, renowned for its exceptional choice of schools and vibrant community amenities.

This impressive property offers superb scope for enlargement through side, rear, or loft extensions (subject to the necessary consents), making it an exciting opportunity for buyers looking for a home with long-term potential.

A generous and welcoming entrance hall sets the tone for the accommodation, leading to a beautifully bright dining room with delightful views over the rear garden. The spacious dual-aspect lounge, featuring an elegant bay window, provides a warm and inviting environment ideal for both relaxed family living and entertaining.

The well-equipped kitchen also enjoys views of the garden and presents a fantastic opportunity for transformation to suit a new owner's tastes. The ground floor is further enhanced by a convenient downstairs cloakroom.

Upstairs, the first floor offers three bedrooms (two comfortable doubles and a well-proportioned single). The family bathroom is perfectly serviceable yet ready for updating, allowing a new owner to add their personal style.

The gardens are a true highlight. The rear garden, mainly laid to lawn with a patio area and attractive pergola, offers excellent privacy

thanks to mature planting and established trees.

To the front, the property benefits from a driveway and garage, providing valuable off-street parking.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Dining Room

Lounge

Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Driveway

Garage

Front Garden

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,

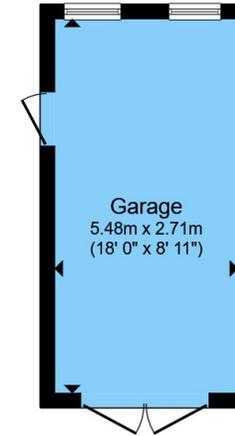
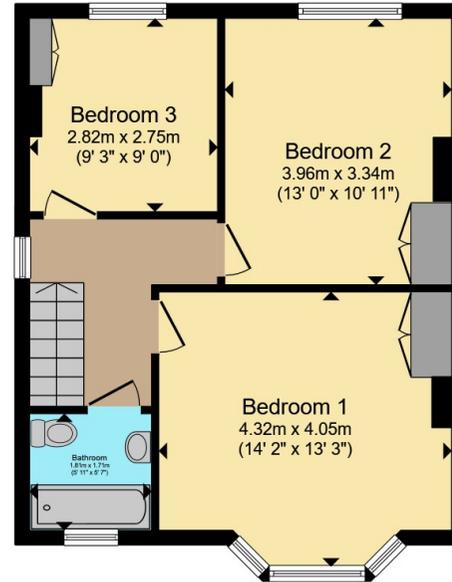
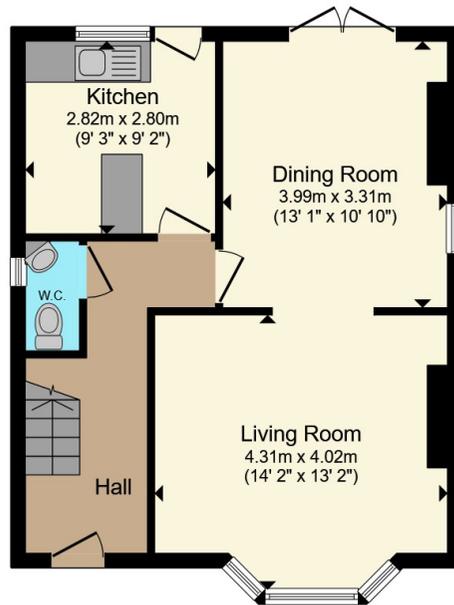
tennis, and cricket clubs, ensuring there is something for everyone.

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.









Ground Floor

First Floor

Garage

Total floor area 109.9 m² (1,183 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



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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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