



AN IMPRESSIVE 5 BEDROOM EXECUTIVE FAMILY HOME WITH EXTENSIVE GARDENS

BELLS YEW GREEN ROAD, FRANT, TUNBRIDGE WELLS, KENT, TN3 9EB

Unfurnished, £3,950 pcm + fees and other charges apply.*

Available from 27/07/2019



• Executive family home • 5 Bedrooms • 3 Bathrooms •
4 Reception rooms • Kitchen/breakfast room • Peaceful
rural setting • Lovely gardens • Triple garage • EPC
Rating = E • Council Tax = H

Description

Park Lodge is a delightful spacious family home with outstanding views over the surrounding countryside.

GROUND FLOOR

A spacious entrance hall with an impressive oak twisted staircase provides access to all ground floor areas. The triple aspect drawing room has double French doors opening onto the lawn, a fitted maple bookcase and feature marble fireplace with tiled surround. The bespoke kitchen / breakfast room has large French doors and a breakfast island, integrated appliances and an oil fired Aga.

The double aspect sitting room has French doors opening onto the garden. The double aspect dining room has a large bay window and double doors opening into the hall. The study has an aspect to the front and fitted cupboards. The utility room provides a range of wall and base units, butler sink, washing machine and separate tumble dryer. A stable door leads to the garden. A cloakroom completes the ground floor.

FIRST FLOOR

The large landing leads to the bay fronted guest bedroom with en suite shower room. Bedroom 2 is a large double with a bay window. Bedroom 3 is a double with a bay window to the front. Bedroom 4 is single in size.

The Master suite has fitted wardrobes and vanity unit. The en suite bathroom comprises; bath, W.C. and separate shower cubicle. The family bathroom has white suite bath with separate shower, hand basin and low level WC.

EXTERNALLY

Mature and extensive gardens surround the house. The rear garden has a sun terrace which is ideal for al fresco dining /entertaining.

Parking can be found at the front of the house for at least 3 cars and the property also has a detached triple garage.

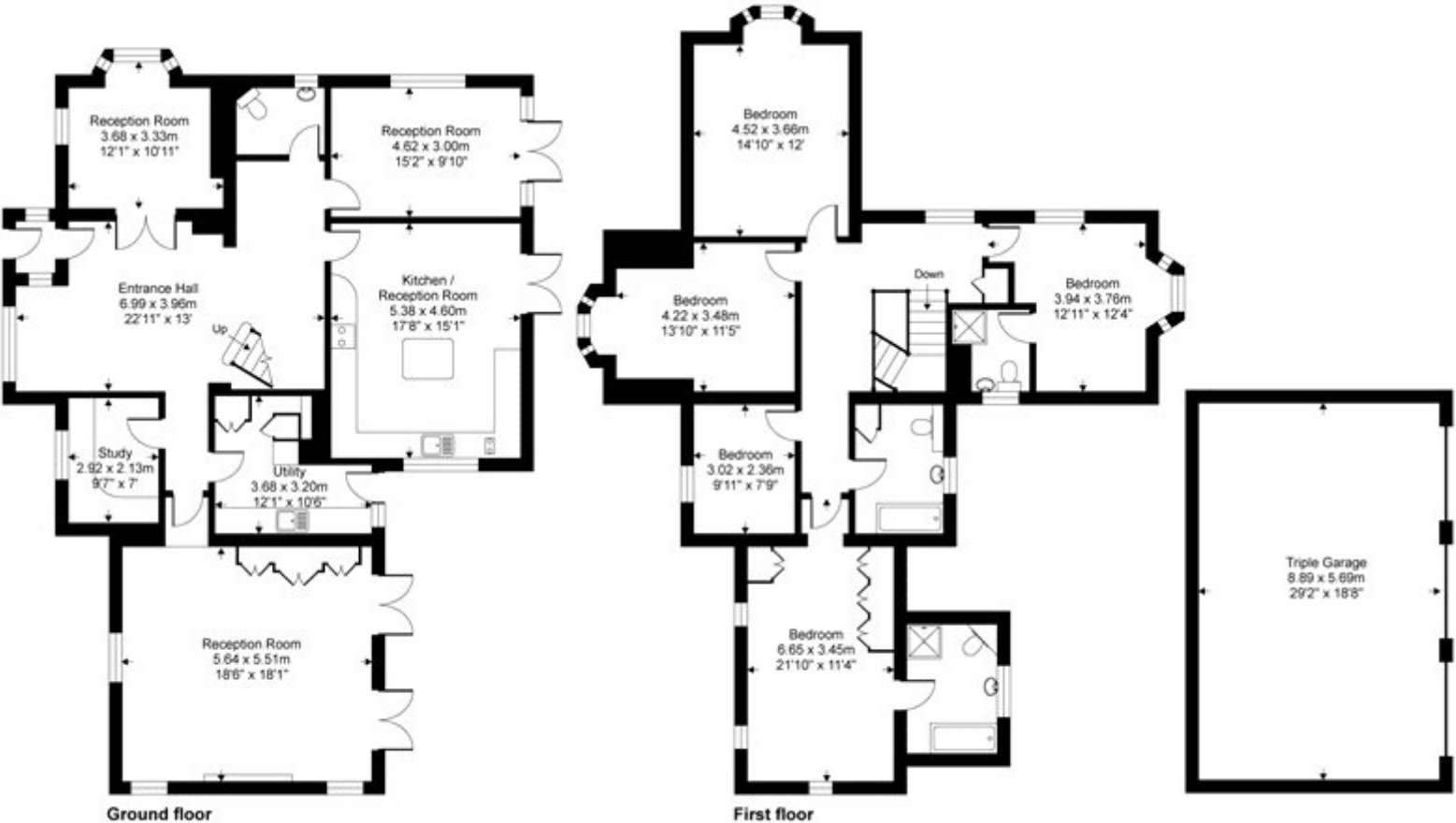
Energy Performance

A copy of the full Energy Performance Certificate is available on request.



Park Lodge, Bells Yew Green Road, TN3

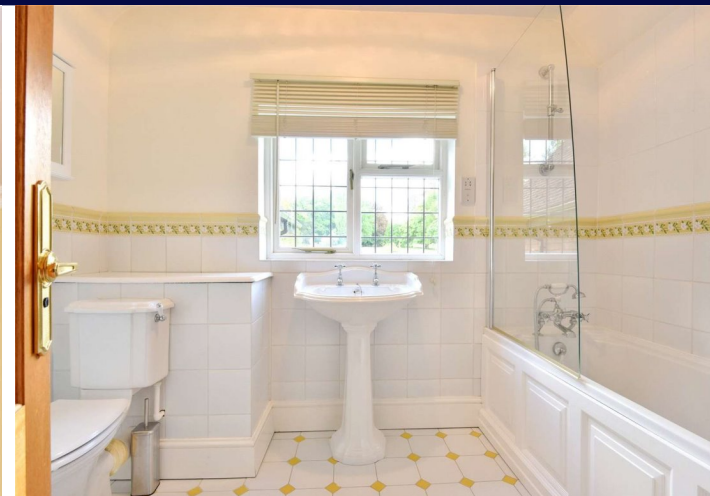
Gross internal area (approx):
 310.6 sq m / 3343 sq ft (Includes Garage)
 For Identification only - Not to scale
 Niche Communications



FLOORPLANS

Gross internal area: 3343 sq ft, 310.6 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190521AAMW

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Tunbridge Wells Lettings

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