



5 bedroom family home situated within in an exclusive development close to The Solomon's Estate

Mill Farm Close, Tunbridge Wells, TN3

£3,750 pcm plus fees apply, Furnished
Available from 21.05.2021



- Open plan kitchen/diner
- Situated in exclusive development
- Five generous bedrooms
- Private location
- Double garage

Local Information

Tunbridge Wells is a spa town with elegant architecture and a variety of cultural, entertainment and shopping attractions including two theatres, cafés and restaurants and a mixture of national multiple retailers and independent shops. The historic Pantiles and High Street offer a wide selection of shopping facilities from Marks & Spencer and Fenwicks to smaller speciality shops.

MAINLINE RAIL SERVICES: Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes.
www.southeasternrailways.co.uk

SCHOOLS: Kent provides one of the most sought after education systems in the country and is one of the main reasons for many people choosing to move to Tunbridge Wells. Places for many of the schools are in demand. Kent County Council still maintains the Grammar School system for which an 11 Plus entry exam must be taken. Beech House is situated within a mile of three prestigious grammar schools, although there is a broad mix of State, Public, Nursery and Preparatory schools within the area. Further details can be obtained from Kent County Council on 01622 696565 or via www.kent.gov.uk

LEISURE FACILITIES: There are many local places of historical interest, countryside walks, golf at the Nevill Golf Club, sailing and fishing at Bayham Abbey and Bewl Water near Lamberhurst. Easy access to public tennis courts and bowling club in Calverley Grounds. The Nevill LTC and the St John's Sport Centre. Tunbridge Wells also offers a wide range of parks, restaurants, brasseries and wine bars catering for every taste. The South East Coastal resorts are approximately an hours drive away as is the Channel Tunnel.

ROAD LINKS: The M25 can be accessed via the A21, linking to other motorway networks and Gatwick and Heathrow airports.

About this property

This striking family home offers good sized flexible living in a private location, finished a high standard. The property is approached via a private road shared with 3 other homes.

On the ground floor is a stunning, light filled, open plan kitchen/breakfast room with built in appliances, wall and floor units and sliding doors leading out to a patio. The spacious reception room has a wood burning stove and views over the garden. There is also a utility room and downstairs cloakroom.

On the first floor are 3 good sized bedrooms, the principal suite has built in wardrobes and a dressing area. The other 2 bedrooms also have built in wardrobes. The family bathroom completes this floor.

The second floor has a further 2 bedrooms, both with en-suite shower rooms.

Externally there is a double garage and a driveway with space for several cars.

Furnishing

Furnished

Local Authority

Tunbridge Wells
Council Tax Band = Council Tax

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office. Telephone: +44 (0) 1892 507 050.





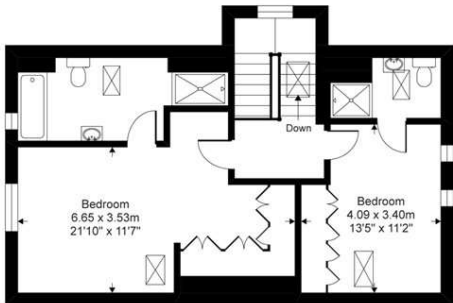
Mill Farm Close, Tunbridge Wells, TN3
Gross Internal Area 2627 sq ft, 244.1 m²

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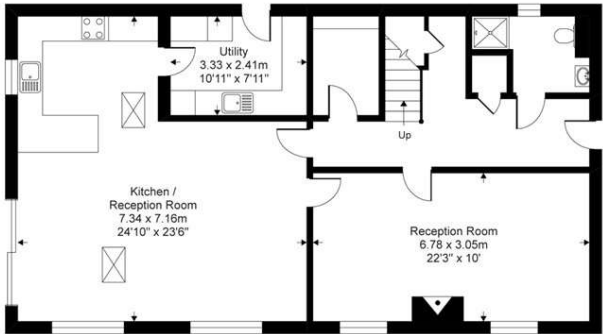


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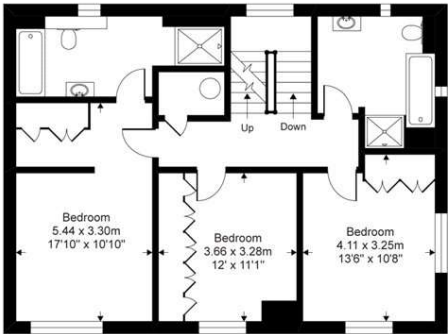
Gross internal floor area (approx):
244 sq m / 2627 sq ft (Excludes Garage)
For Identification only - Not to scale
Niche Communications



Second floor



Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20210330FRLN

