



# A beautifully finished 4 bedroom family home on the Solomon's Estate

**Mill Farm Close, Tunbridge Wells, Kent, TN3**

£2,900 pcm plus fees apply, Unfurnished  
Available from 16.08.2021





- Family home
- High quality finish
- Open plan reception room/kitchen
- Large garden
- Quiet location

#### Local Information

Mill Farm Close is a small development tucked away within the grounds of Solomon Estate on the outskirts of Tunbridge Wells, 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.

#### COMPREHENSIVE SHOPPING:

Tunbridge Wells with the historic Pantiles and High Street offers a wide selection of shopping facilities with high street brands to smaller specialty shops

**MAINLINE RAIL SERVICES:** Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes.  
[www.southeasternrailways.co.uk](http://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](http://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 beautifully finished 4 bedroom family home offers spacious living in a tranquil setting. Leading off the light airy entrance hall is a utility room with washing machine and tumble dryer and access into the garden, a downstairs cloakroom, a study/snug and a spacious open plan kitchen/reception room. The kitchen has stone countertops and a breakfast bar, integrated Neff appliances, there is a modern wood burner in the reception room and sliding doors giving access onto the patio area.

Upstairs are four generous bedrooms, the principal suite has a dressing area and a beautiful en-suite bathroom with separate shower. The second bedroom also benefits from an en-suite shower room and built in wardrobes. There is also a large family bathroom with separate shower. A spacious storage cupboard in the landing completes this floor.

Externally there is a good sized garden with boundary fence and woodland views, perfect for alfresco dining. There is a driveway offering space for several cars.

Please note, photographs were taken more than one year ago.

#### Furnishing

Unfurnished

#### Local Authority

Tunbridge Wells  
 Council Tax Band = G

#### 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.







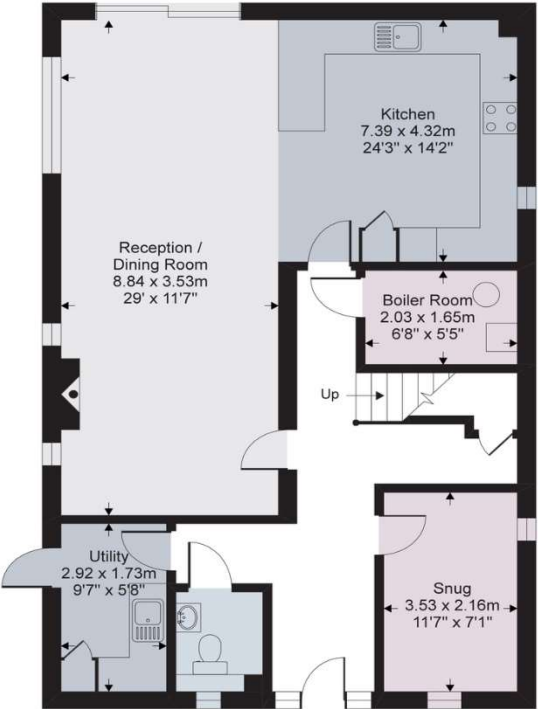
Mill Farm Close, Tunbridge Wells, Kent, TN3  
Gross Internal Area 1926 - 1926 sq ft, 178.9 - 178.9 m²

Mike Churchill  
Tunbridge Wells Lettings  
+44 (0) 1892 507 050  
michael.churchill@savills.com

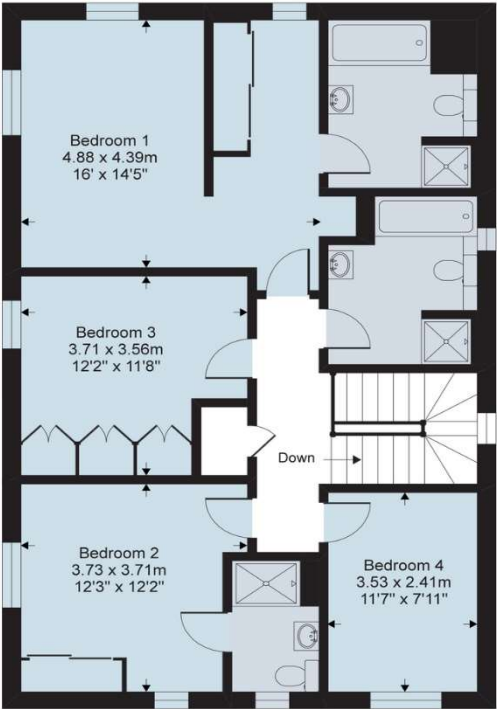
onTheMarket.com | savills | savills.co.uk

Mill Farm Close, Tunbridge Wells, TN3 0BH

Gross internal floor area (approx):  
178.9 sq m / 1926 sq ft  
For Identification only - Not to scale  
Niche Communications



Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	91
(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	

**Important notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. 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 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. . 20210721FRLN

