



A beautifully family home benefitting from a rural location

Mill Farm Close, Tunbridge Wells, Kent, TN3

£2,250 pcm plus fees apply, Unfurnished
Available from 16.08.2021

savills

- Contemporary family home • High quality finish throughout
- Moderns open plan living • Desirable outdoor space
- Garage and parking • Countryside views

About this property

This beautifully presented bungalow home offers contemporary lateral living with the benefit of a tranquil setting.

Opening into the entrance hall the living room boasts an outlook to the front of the property and a skylight overhead, as well as a modern wood burner.

The open plan kitchen benefits from a range of upper and lower cupboards with a match peninsula island providing breakfast bar seating and additional working space. There is also a selection of appliances, and family dining area and access to the patio and garden beyond.

From the hallway the 3 bedrooms are accessed, of which the principle bedroom provides an en suite shower room, built in wardrobe and views to the rear garden.

The generously proportioned family bathroom is fitted with a full bath with shower overhead and glass splash screen, washstand and W.C.

Externally there is a spacious garden with woodland views and a double garage for parking.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells

Council Tax Band = G

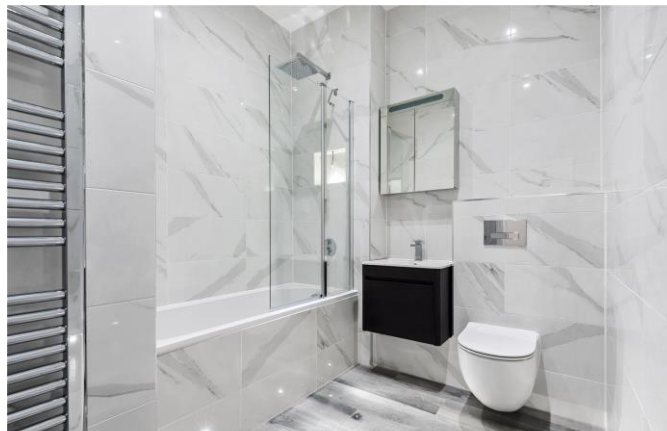
Energy Performance

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.





Local Information

Mill Farm Close is a small development tucked away within the grounds of Salomon's Estate on the outskirts of Tunbridge Wells, a spa town with elegant architecture and a variety of cultural, entertainment and shopping attractions. This includes two theatres, cafés and restaurants and a mixture of national multiple retailers and independent shops.

Victoria Place Shopping Centre and the historic Pantiles and High Street offers a wide selection of shopping facilities from Marks and Spencer and Fenwicks to smaller speciality shops.

MAINLINE RAIL SERVICES: Tunbridge Wells to Charing Cross or Cannon Street. 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. 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.

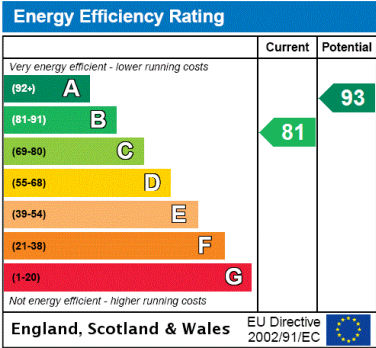
Mill Farm Close, Tunbridge Wells, Kent, TN3
Gross Internal Area 1352 sq ft, 125.6 m²

Mill Farm Close, Tunbridge Wells, TN3 0BH

Gross internal floor area (approx):
125.6 sq m / 1352 sq ft
For Identification only - Not to scale
Niche Communications



Ground floor



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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. . 20210727MEHE

