



A generous and attractive family home

7 Ospringe Place, Tunbridge Wells, TN2 4QD

Freehold



Popular residential location • 5 bedroom, 3 bathroom family home • high standard of presentation • 2 reception rooms, kitchen/breakfast room to conservatory • Fitted Study • Landscaped garden • double garage & driveway parking

About the property

This handsome modern house is located at the far end of Ospringe Place, a popular and select Berkeley Homes development of detached family homes constructed in the late 1990s.

No.7 offers a high standard of presentation throughout, further enhancing the light and spacious nature of the house.

On entering the house the double height reception hall is a wonderful hub for the balanced layout and features a dramatic central staircase.

The property can be configured to suit individual needs, with a generous layout, currently enjoying a separate dining room for more formal entertaining and a study with fitted furniture offering the notable ability to comfortably work from home.

The delightful dual aspect sitting room with feature fireplace overlooks and opens to the cleverly landscaped garden, ideal for entertaining.

The well-appointed, stylish kitchen/breakfast room utilises the space on offer well, with both base and wall units, in addition to a central island providing good storage and preparation space, together with integrated double electric oven and gas hob, fridge-freezer, dishwasher and washing machine.

This room opens onto the conservatory which is a charming space to take in the garden and opens onto the rear paved terrace.

Upstairs, five bedrooms include a large principal bedroom with very good storage and ensuite and a further double bedroom that is also ensuite; both of these bedrooms enjoy the attractive outlook to the rear over the gardens and woodland beyond. Three further bedrooms and a family bathroom complete the accommodation on the first floor.

The house much benefits from a good-sized landscaped garden, offering areas of lawn for play, attractive planted beds providing colour and interest and two terraces for outdoor entertaining. With an integral double garage, and driveway parking No.7 Ospringe Place is a highly functional and comfortable family home.

Local Information

Ospringe Place is an attractive cul-de-sac on the eastern edge of Tunbridge Wells. The town centre lies about 1.6 miles to the west and Knights Park (about 2.4 miles via the A21) has a multi-screen cinema, health and fitness club, restaurants and a bowling alley.





Woodland walks are accessible from nearby Blackhurst Lane and Pembury Woods are a mile away on foot. Dunorlan Park, one of Tunbridge Wells' popular open spaces is a similar distance away with parking available.

The recently dualled A21 is accessible about one mile to the east and provides convenient access to the M25 to the north and the coast to the south.

There are many highly-regarded schools in the Tunbridge Wells, Tonbridge and Sevenoaks areas, including Kent grammar schools. The Skinners' Academy is in Sandown Park nearby, Beechwood Sacred Heart School is under a mile from the property and Kent College is about three miles away.

Tunbridge Wells station is in the centre of town and offers services to London Charing Cross and Cannon Street. Tonbridge station (about 5.6 miles to the north via the A21) offers more frequent services to the same destinations.

Tenure
Freehold

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

Viewing
Strictly by appointment with Savills. Phone number 01892 507000



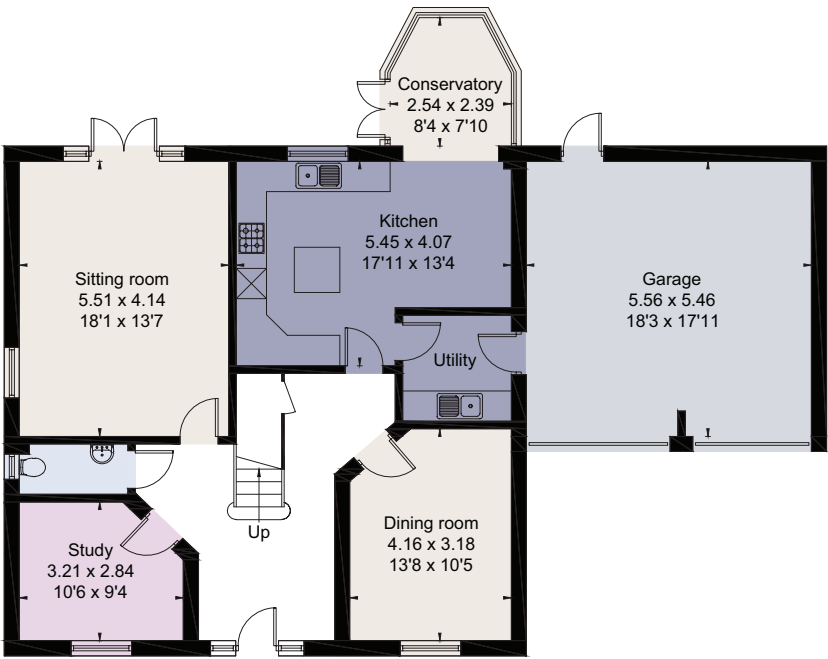
7 Ospringe Place, Tunbridge Wells, TN2 4QD
Approximate Area 213.8 sq m / 2301 sq ft (Excluding Void)
Garage 31 sq m / 334 sq ft
Total 244.8 sq m / 2635 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



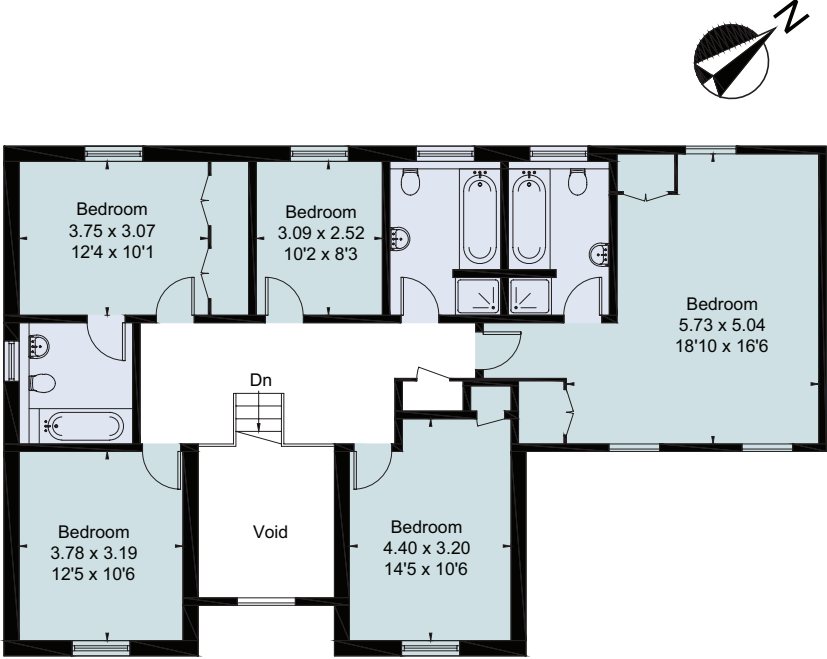
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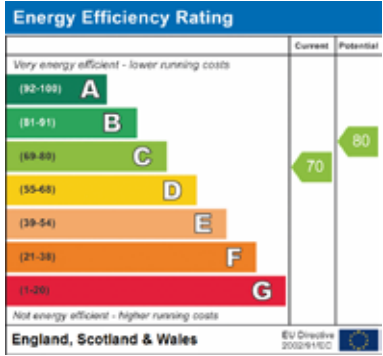
Ground Floor



First Floor



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