

A smart, substantial Berkeley Homes townhouse

25 Twining Close, Tunbridge Wells, TN4 8FJ

Freehold



Principal master suite • double bedroom en suite
 • two double bedrooms • family bathroom • sitting room
 • kitchen/diner/family room • ground floor and lower
 ground floor cloak rooms • utility room • private garden
 • integral garaging and driveway parking

About

No. 25 Twining Close is a contemporary Berkeley Homes townhouse within this prestigious development on the northern edge of Tunbridge Wells.

Built in 2018 to a high specification, the house is well presented throughout, with light, spacious accommodation arranged over four floors.

At ground floor level the property opens onto a wide reception hall linking through to the formal sitting room with balcony, the cloakroom and the integral garage.

The lower ground floor comprises the very generous, well-appointed and stylish kitchen/diner/family room, with integrated appliances, and base and wall units providing good storage and preparation space. This is an ideal space and layout for modern family life, perfect for entertaining on large scale; bi-fold doors lead out onto the landscaped town garden which is easily maintained. Of note, there is also an adjoining, good-sized utility room and further cloakroom on this floor.

The principal bedroom suite is on the first floor with well-appointed en suite bathroom and balcony to the front; a further double bedroom with en suite shower room is also on this floor.

The light, spacious third and fourth double bedrooms and family bathroom on the second floor complete the accommodation.

25 Twining Close also enjoys driveway parking and further visitor parking is also available.

Local Info

Twining Close lies within 0.3 mile walk of the town centre shops and amenities with the high street and historic Pantiles a little further beyond.

The mainline station is within 0.6 miles away offering frequent commuter services to London, whilst the Centaur Commuter Coach service stops in the St John's Road.

There are many highly-regarded schools in the vicinity, including the girls' and boys' grammars, Bennett Memorial, The Wells Free School, Rose Hill and Holmewood House preparatories, Bishops Down Primaries and independent senior schools in Tonbridge, Mayfield, Sevenoaks and Eastbourne.

The St Johns Road (A26) links north to the A21, Tonbridge, Sevenoaks and the M25 (J5) and thereby the national motorway network. Gatwick Airport lies about 26 miles to the west via the A264.

Tenure

Freehold





25 Twining Close, Tunbridge Wells, TN4 8FJ

Approximate Area 176.6 sq m / 1901 sq ft

Garage 17.3 sq m / 186 sq ft

Total 193.9 sq m / 2087 sq ft

Becky Card

Savills Tunbridge Wells

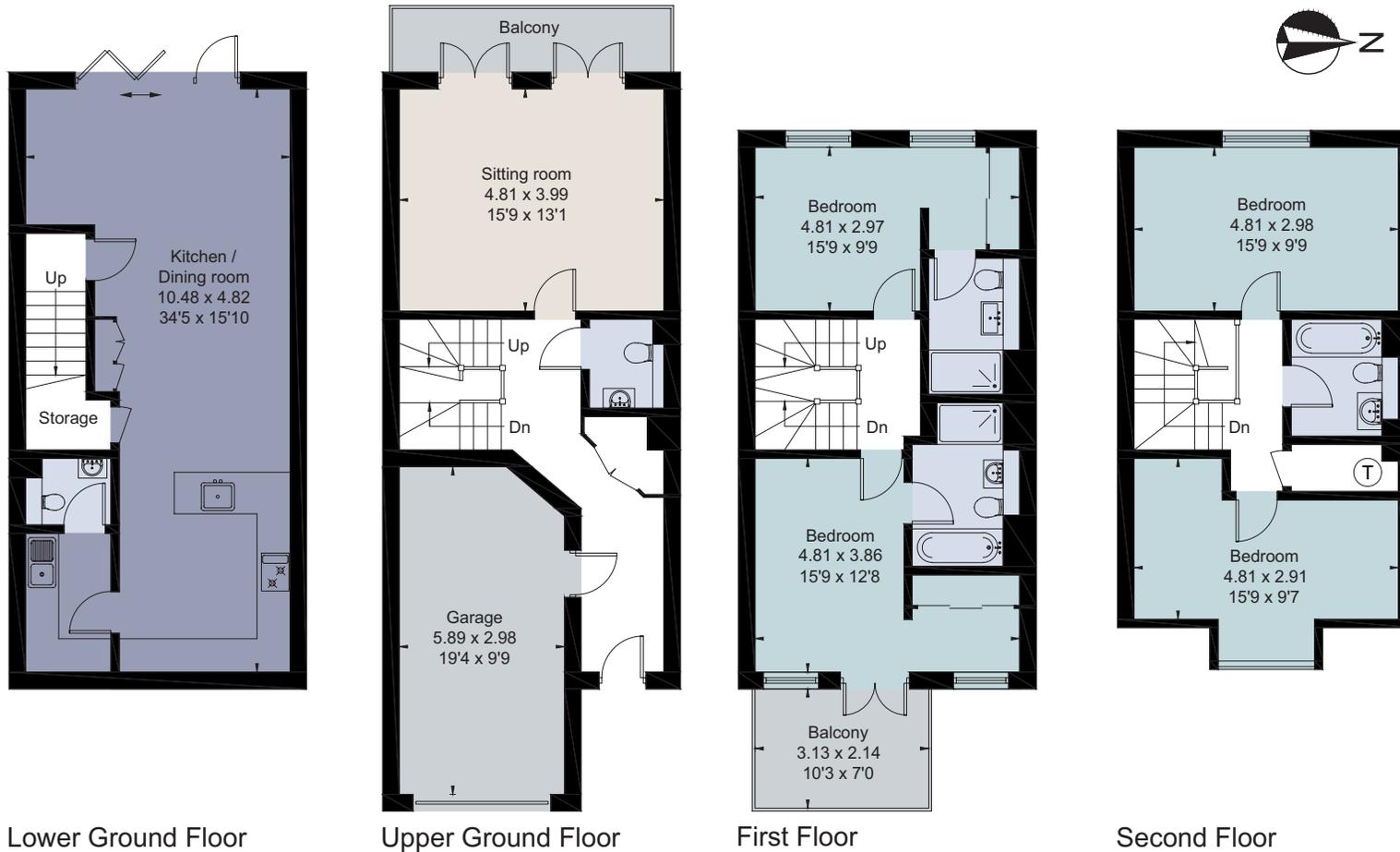
01892 507 000

tunbridgewells@savills.com



savills

savills.co.uk



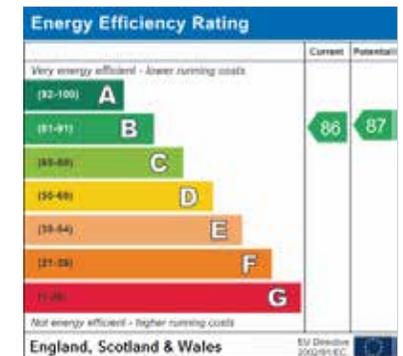
Lower Ground Floor

Upper Ground Floor

First Floor

Second Floor

For identification only. Not to scale. © 200910NS



Important notice Savills, its 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, photographs 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. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

