



A hidden gem, offering considerable potential

Rodmell Road, Tunbridge Wells, Kent, TN2

Guide Price £1,100,000 Freehold





- Modern, detached bungalow in a tucked away location on the south side of Tunbridge Wells
- Three bedrooms, two bathrooms
- Kitchen/breakfast room and sitting room
- Beautifully established, manicured gardens with stream to the boundary. Driveway parking and detached double garage
- Highly convenient location for the High Street, Pantiles and Station

Local Information

Five Oaks is situated on the popular south side of town, within half a mile or so of the station, Sainsbury's supermarket, the High Street, with its collection of boutiques, cafés, deli's and restaurants and the historic Georgian colonnade, further independent shops, Public houses, restaurants, art galleries, summer Jazz festivals, regular food and craft and food markets and the Chalybeate Spring.

Tunbridge Wells town centre also offers a wide range of well-known retailers, two theatres, pubs, cafés and restaurants, and the Royal Victoria Place shopping centre.

The town is ideally placed for enjoyment of the Kent and East Sussex countryside, being an Area of Outstanding National Beauty and is known for its many public parks and open spaces including Calverley and Dunorlan Parks and The Tunbridge Wells Common. The house is within convenient reach of cricket and tennis facilities at the Nevill grounds off Warwick Park and the renowned Nevill Golf Club is also nearby.

Tunbridge Wells station offers regular commuter services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East).

The Centaur Commuter Coach service also stops along the Frant Road opposite the Bull Pub.

The town is well-served by a good selection of well-regarded schools, including The Mead School (within close proximity), the boys' and girls' Grammars at senior level in Tunbridge Wells and Tonbridge, further preparatory schools in Langton Green (Holmewood House), Tunbridge Wells (Rose Hill) and independent senior schools in Tunbridge Wells, Tonbridge, Sevenoaks, Eastbourne and Bedes in Upper Dicker.

About this property

Coming to the market for the first time in just over forty years Five Oaks is a unique and exciting proposition. This well-presented, light, spacious, modern, detached bungalow enjoys a tucked away position in the very heart of Tunbridge Wells, and is ideally placed for the town.

Currently the accommodation is arranged to provide a good-sized kitchen which has direct access to the garden and an adjoining breakfast room for more casual dining.



There are three double bedrooms, one of which has an en suite shower, and there is a further family bathroom.

The sizeable reception room can be arranged to suit with room for dining and sitting with sliding doors opening onto the beautifully established and generous town garden that wraps around the property, providing a wonderful retreat and a delightful area for outdoor entertaining.

Approached via a private shared, driveway serving just three properties, Five Oaks also benefits from driveway parking for a number of cars and a detached double garage which are considerable assets in this part of town.

This much loved home presents a wonderful chance for a new family to update and configure the property as they wish moving forward.

Tenure
Freehold

Local Authority
Tunbridge Wells Borough Council.

Council Tax
Band = F

Viewing
Strictly by appointment with Savills.
Please call 01892 507000.





Rodmell Road, Tunbridge Wells, Kent, TN2

Gross Internal Area 1243 sq ft, 115.5 m²

Garage 25.7 sq m/ 276 sq ft

Total 141.2 sq m/ 1519 sq ft

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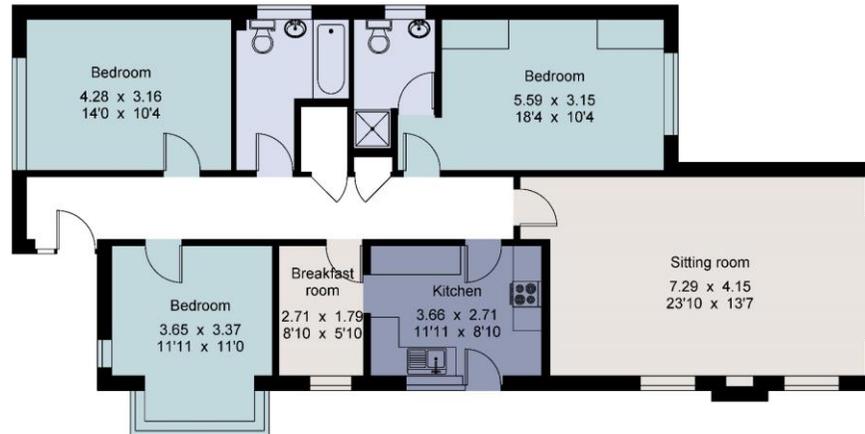
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Five Oaks, Tunbridge Wells

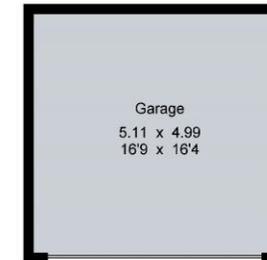
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Ground floor



For identification only - Not to scale
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