



A beautifully presented, modern family home, set over four floors

Kentish Gardens, Tunbridge Wells, Kent, TN2

Guide Price £875,000 Freehold

savills

VIRTUAL TOUR LINK AVAILABLE • Flexible accommodation set across four floors with four bedrooms, three bathrooms, two reception rooms and kitchen/family room • Within convenient reach of the Pantiles and well placed for the town's amenities, extensive choice of schools, road and rail links • EPC: B

Local Information

Dating back to the 1860s, Broadwater Down is a historic and sought-after wide and tree-lined residential road. With many, often substantial, period properties and modern newly-built homes on the ever-popular South side of Tunbridge Wells.

Kentish Gardens is situated within 1.4 miles of the station, the High Street and a collection of boutiques, cafés, deli's and restaurants. The historic Pantiles, known for its charming Georgian colonnade, further independent shops, Public houses, restaurants, art galleries, summer Jazz festivals, regular food and craft markets and the Chalybeate Spring. "TN2", a popular local store and off-licence, can be found on Frant Road, next door to The Bull pub.

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 Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed directly from Broadwater Down and Broadwater Forest is also nearby. The house is within convenient reach of cricket and tennis facilities at the Nevill grounds off Warwick Park, the renowned Nevill Golf Club and Tunbridge Wells Rugby Club.

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 served by a good selection of well-regarded schools, including preparatory, 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

Kentish Gardens is a small collection of striking modern townhouses enjoying a tucked away position in a highly regarded part of the town, with an elevated position that affords wonderful and far reaching views across the rooftops of Tunbridge Wells and neighbouring countryside beyond.

No.19 sits within a private gated community and offers immaculately presented, well-appointed accommodation set across four floors. The layout is both family-friendly and flexible and can be configured to suit individual needs.

On entering, a hallway leads to the sitting room, which opens onto a balcony that has far reaching views over the communal woods. There is an Opus multi-room audio system with integrated ceiling speakers on all four floors along with Cat 6 wiring throughout. Off the hall is also the study (currently used as a home office), WC and a staircase leading down to the basement.

The basement provides the stylish kitchen/family room and utility room, with sleek, modern base and wall cabinetry providing good storage with plenty of preparation space and range of integrated appliances such as a Lutron lighting system, two ovens, microwave and touch screen AEG induction hob set-up. The family room includes an audio visual/surround sound system and underfloor heating that is also on the ground floor.

The family room opens up to a further decking terraced area.

On the first floor, one double bedroom with an en-suite shower, fitted wardrobe and then a further double and single bedroom will be found with a separate family bathroom and stairs leading to the second floor.

The second floor houses the generous principal bedroom with a walk in dressing room and well-appointed en suite shower room, his and hers basins, and double doors open to the third and final balcony

Outside-19 Kentish Gardens benefits from two designated parking spaces and visitor parking spaces within the gated community. The communal grounds are managed weekly, with access to the private woods for the residents.

Tenure
Freehold

Local Authority
Tunbridge Wells Borough Council

Council Tax
Band = G

Viewing
Strictly by appointment with Savills. 01892 507000



Kentish Gardens, Tunbridge Wells, Kent, TN2
Total 183.9 sq m / 1979 sq ft


 savills | savills.co.uk

Mike Churchill
Tunbridge Wells
+44 (0) 1892 507 000
michael.churchill@savills.com

Approximate Area = 183.9 sq m / 1979 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
For identification only. Not to scale.
© Fourwalls



Lower Ground Floor Ground Floor First Floor Second Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 305713

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	89
(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 has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All prices quoted are correct at the time of going to print. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. 20220830INH

