



Forest Road, Tunbridge Wells, Kent





Hollamby House, 170A Forest Road

An impressive Georgian style detached house approaching 3000 square feet, built in 2004 and set in a secluded location around a courtyard of just two houses in Tunbridge Wells.

Tunbridge Wells mainline station - 1.1 miles (London Bridge from 42 minutes). London - 35 miles. A21 - 2.5 miles. M25 - 13 miles.

(All times and distances are approximate).



Tenure: Freehold - Chain Free

Local authority: Tunbridge Wells Borough Council. Tel 01892 526121

Council tax band: G

Agents note : The pool is being maintained regularly and is held in a state of stasis.



The Property

A wonderful family home built in 2004 by Oakley Homes and set in this secluded courtyard of just two properties within Tunbridge Wells.

Internally the house has been beautifully maintained and offers well-balanced accommodation throughout. The ground floor comprises a sitting room with a log burning stove and French doors lead out to the rear garden, a dining room which is ideal for formal entertaining with French doors opening to the garden, and a study for those who require facilities to work from home. The open plan kitchen/breakfast room is flooded with lots of natural light thanks to being double aspect, French doors leading out to the rear garden and sky lights which face west. Also of note on this level there is a w.c. utility room and access in to the integral double garage.

The master suite is located at the rear of the house offering a double bedroom with Juliet balcony, walk through dressing area and leading to a well-appointed en suite. There is a good-sized guest suite with double bedroom and en suite bathroom, also of note on this level there are three further bedrooms and the main bathroom.

Gardens and Grounds

The house is approached from the road via a long driveway leading to the central courtyard, the parking area and double garage. At the rear of the house there is a secluded garden which faces South and West, with an expansive sun terrace ideal for alfresco entertaining, an expanse of lawn, mature hedges, shrubs and trees and leading to an indoor swimming pool.

Services

Mains water, electricity and drainage. Gas-fired central heating.



Situation

The property is situated in the popular southern part of the town, approximately 1.4 miles away from The Pantiles, High Street and the mainline station, which provides services to London (Charing Cross and Cannon Street) in about 52 minutes. Tunbridge Wells town centre offers a comprehensive range of shopping facilities in Royal Victoria Place, as well as numerous boutiques, jewellers, art galleries and independent cafes and restaurants in the historic High Street and the famous Pantiles. There are also a good number of private and state schools in the area. Leisure facilities include the Nevill Cricket Ground, Nevill Tennis Club, golf at The Nevill and sailing and fishing at Bewl Water.

Directions (TN2 5JD)

From Tunbridge Wells proceed out onto the A267 Frant Road, turn left onto Forest Road. The property will be found on the left hand side just after Benhall Mill Road, approached by a long drive.



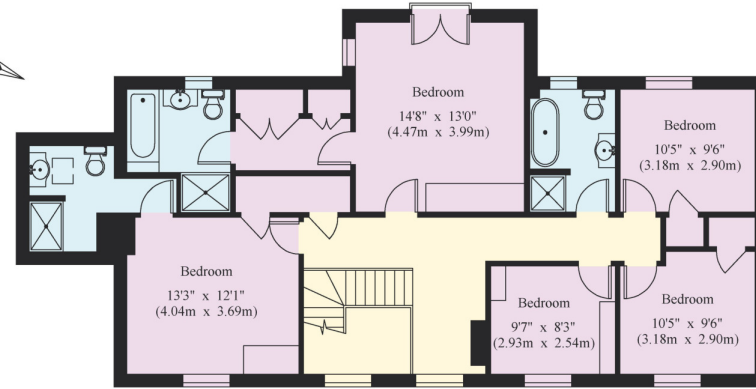
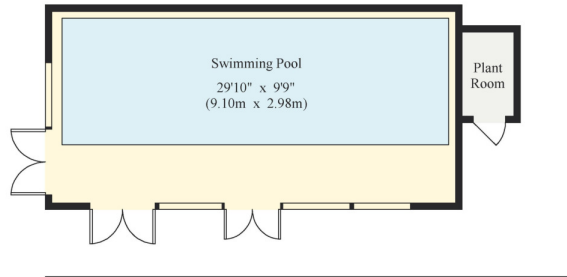
**Approximate Gross Internal Floor Area
(Including Garage)**

271.6 sq m / 2923 sq ft

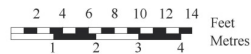
Gross Internal Floor Area - Pool House

42.8 sq m / 460 sq ft

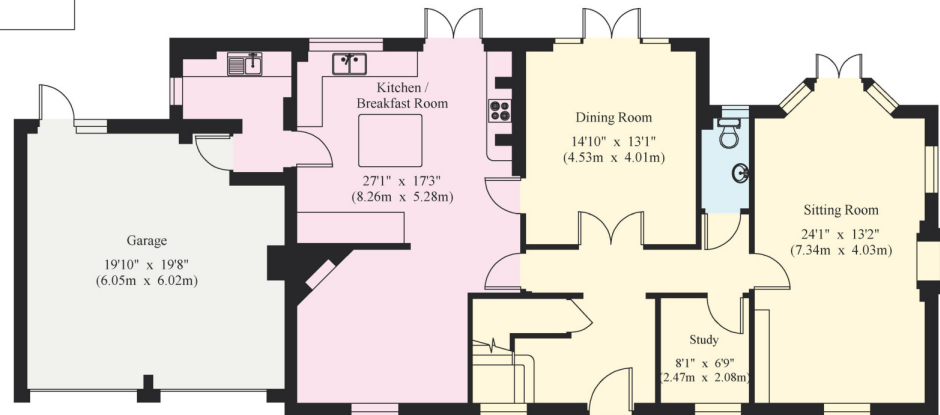
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



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Ground Floor

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I would be delighted to tell you more
Ross Davies
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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