



11 Upper Street, Tunbridge Wells, Kent





Situated in a tucked-away position close to Toad Rock, a newly renovated semi-detached family home set over three floor with superb gardens.

Situation

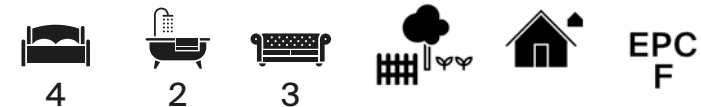
The property is located within easy reach of both Tunbridge Wells and Langton Green, with its local shops, public house, and the village green. As well as the mainline station for London, Tunbridge Wells offers comprehensive shopping facilities, including many major national stores in Royal Victoria Place and a wide variety of individual shops, cafes, and restaurants on the famous Pantiles and historic High Street.

Langton Green provides an excellent base for many schools. Local preparatory schools include Holmewood House, Ashdown House, Brambletye, and The Schools at Somerhill. Independent schools include Tonbridge, Sevenoaks, Mayfield, Worth Abbey and Benenden, Tunbridge Wells Grammar Schools for boys and girls, and Skinners School.

Tunbridge Wells offers many leisure facilities including golf, tennis and cricket clubs and boating at Dunorlan Park. The town is well known for its green spaces, including the neighbouring Common, nearby Calverley, Grove and Dunorlan Parks.

Distances

Tunbridge Wells mainline station 1.5 miles (London Bridge from 42 minutes) Langton Green 1.6 miles. The Pantiles 1.7 miles. A21 (Pembury) 4.7 miles. (All times and distances are approximate)



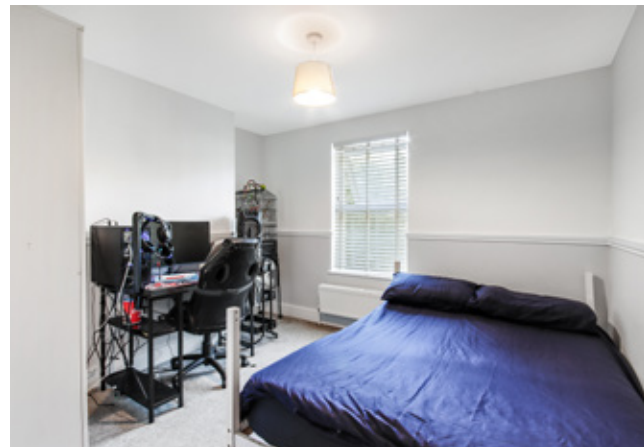


The Property

Upon entering the property, you are greeted with a generous-sized dining room with wooden flooring; through an arched doorway, it leads you into the kitchen with a seating area, fitted wall and base units, a utility room, store, and a well-appointed bathroom. The open-plan sitting/family room completes the ground floor.

Steps lead up to the first floor with four good-sized bedrooms and a stylish family bathroom.

The property also benefits from an external office room as well as an at-home gym, study, and garden room located on the lower ground floor, which is accessible from the property and the outside, offering great scope for more.





Gardens and Grounds

To the rear of the property is a superb, secluded garden with a large decking area with mature hedging and an abundance of flowers ideal for entertaining and al fresco dining. There is a functional BBQ area with butler sink and fitted fridge/freezer to the left-hand side; steps lead down to a large lawned garden with a garden store/pigeon coop.

Directions (TN4 8NX)

From Tunbridge Wells, take the A264 towards Langton Green and continue on this road. After 0.3 miles turn right on to Rusthall Road and then take the next right on Harmony Street (past Toad Rock) and take the next left on to Upper Street, where the property can be found on the right-hand side.

Property Information

Local Authority Tunbridge Wells Borough Council: Tel 01892 526121

Council Tax Band C

Tenure Freehold

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

Approximate Gross Internal Floor Area

Main House = 1375 sq m / 1,480 sq ft

Outbuildings = 25.6 sq m / 275 sq ft

BBQ Area = 4.4 sq m / 47 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.



Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Ross Davies
01892 515035
ross.davies@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.