



Connaught Way, Tunbridge Wells

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# 16 Connaught Way, Tunbridge Wells

A detached 1950's family house offering huge potential with planning permission to extend or create a brand new dwelling, ideally situated just a mile from the town centre with a generous garden and off-road parking.

Tunbridge Wells Station 1 mile (London Bridge from 42 minutes), Shopping Centre 0.8 of a mile, High Street 1.1 miles, Pantiles 1.2 miles, A21 (Pembury) 3 miles, M25 (J5) 13.5 miles. (All times and distances are approximate)

Connaught Way is situated in a highly sought-after part of the town, approximately 1 mile from the town centre with its mainline railway station, restaurants and a wide array of shops and boutiques. It is also ideally positioned for access to Rose Hill Preparatory School as well as the numerous primary and secondary schools in the vicinity.



**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council. 01892 526121.

**Council tax band:** F

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

## The Property

16 Connaught Way currently offers well-proportioned accommodation arranged over two storeys. On the ground floor, the entrance hall leads to two reception rooms and on to the kitchen at the rear of the house with access out to the garden. Also on this level is a downstairs w.c. On the first floor, there are three bedrooms and a family bathroom. Planning permission is in place for demolition of the existing dwelling and construction of a replacement dwelling totalling approximately 2,600 sq ft (ref: 23/00678/FULL). Alternatively, permission has also been granted for demolition of the existing garage and extension to the house (ref: 21/03975/FULL).

Outside, the property is approached via a private driveway with ample off-street parking and a detached single garage with adjoining garden store. The rear garden is mainly laid to lawn, interspersed with established plants, shrubs and trees.





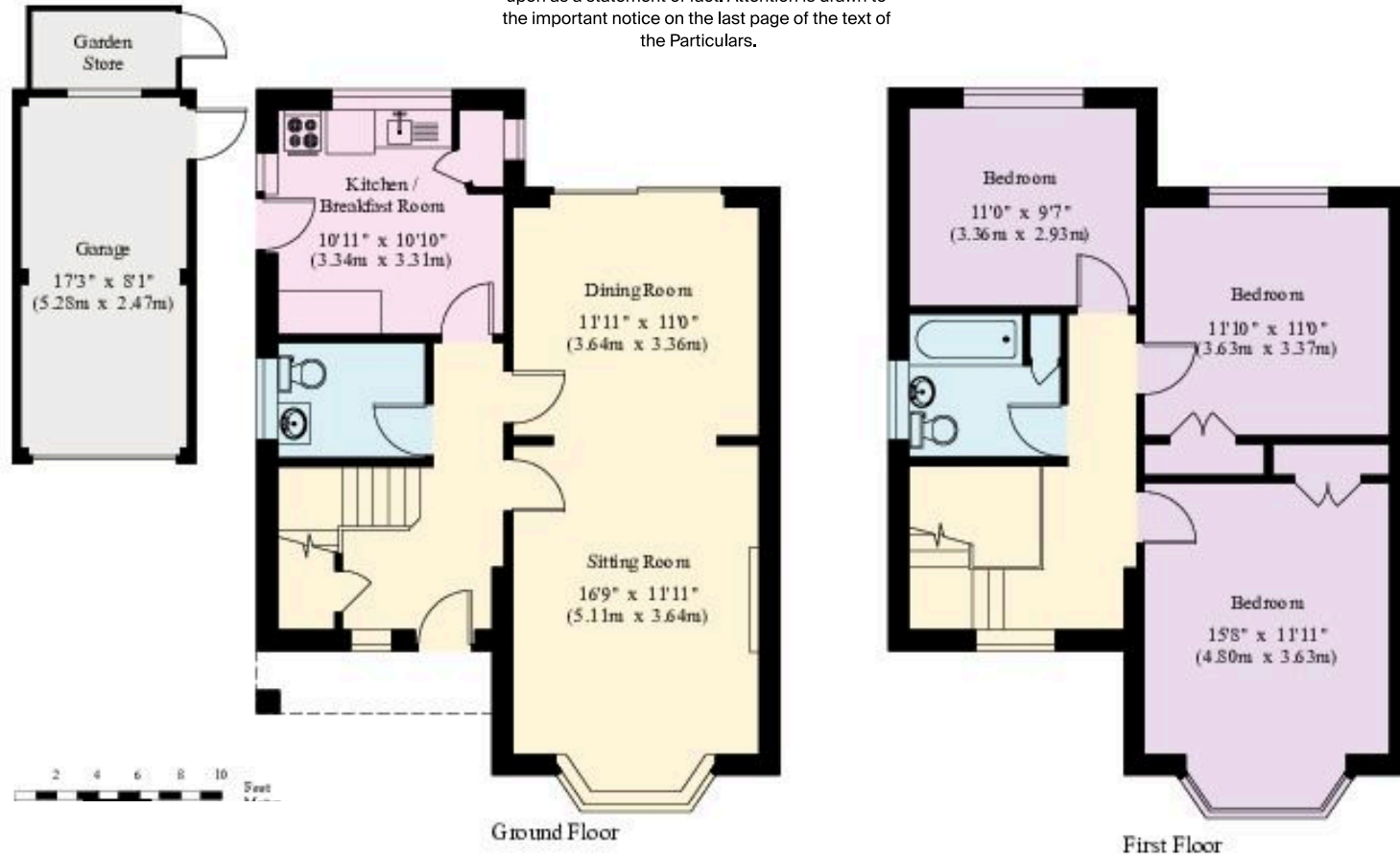
▶ Planning permission to create a dwelling of approximately 2,600 sq ft.

**Directions (TN4 9QL):**

Proceed north away from the town centre on the A26 and continue straight ahead at the roundabout as the road becomes St John's Road. Turn left onto Culverden Park and continue for approximately 0.4 of a mile. Turn left onto Connaught Way where No. 16 will be found on the right hand side.

**Approximate Gross Internal Floor Area**  
**House: 114.9 sq m / 1,236 sq ft**  
**Garage Building: 15.8 sq m / 170 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](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Ross Davies**  
01892 515035  
[ross.davies@knightfrank.com](mailto: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.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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