



Byng Road, Tunbridge Wells, Kent





Offered to the open market for the first time in over 40 years, with tremendous scope and potential, an attractive five bedroom detached home with extensive garden and grounds, set in this highly sought-after area.

Situation

The property is situated in a sought-after location close to the centre of Tunbridge Wells. It is within easy reach of the principal shopping areas and mainline station with regular commuter services to Charing Cross and Cannon Street. There are many major national stores in Royal Victoria Place; specialist shops, boutiques, and independent cafes can be found in the famous Pantiles and the Old High Street, with its elegant colonnades and often hosting fairs and festivals.

Tunbridge Wells has a vast array of open spaces provided by a multitude of parks, including Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove, with outdoor tennis courts. Leisure facilities are a short distance away, which include two theatres, a sports and leisure centre, and two golf courses.

Tunbridge Wells is renowned for its excellent choice of educational facilities within the state and private sector schools, including Rose Hill, Tunbridge Wells Girls Grammar, The Grammar School for Boys, and The Skinners School.

Distances

Tunbridge Wells Station 1.2 mile (London Bridge from 42 minutes), The Pantiles 1.4 miles, A21 (Pembury) miles, M25 (J5) 16 miles. London 36 miles. (All times and distances are approximate).



The Property

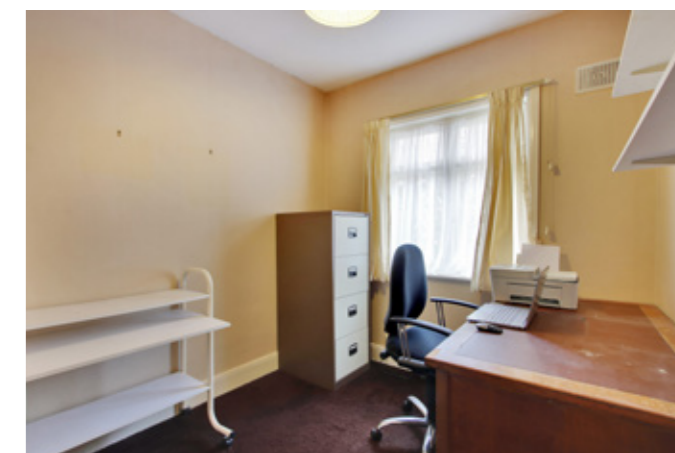
The property is approached via a large private driveway with a garage and parking for multiple cars: mature hedging and greenery border the sides of the property, with a magnificent magnolia to the front.

The front door opens up into a spacious hallway with a convenient cloakroom located on the left-hand side. There are three generous-sized reception rooms; the sitting room over looks the front of the property with a working feature fireplace and large bay window. The dining room is situated to the rear of the property and leads into a delightful garden room that provides picturesque views of the garden. There is also a separate utility room that is accessible from the garden room.

To note there is access to the garage on the right via a door located in the hallway.

On the first floor, there are five generous-sized bedrooms, one that is currently in use as an office, with a well-appointed family bathroom.

To the rear of the property, accessed via the garden room, is a beautiful secluded garden with a large patio area, ideal for entertaining and al fresco dining. Beyond the patio, there is a large extended lawn area enclosed with mature hedging and trees throughout, with a shed/store situated at the bottom.





Directions (TN4 8EJ)

From our office in Tunbridge Wells, turn right at the traffic lights into Church Road (A264). Continue across the next set of traffic lights and, at the slip road, turn right across The Common. At the junction of Mount Ephraim (A26), turn right and then take the 3rd left into Royal Chase. Proceed along this road and after a short distance, this will become Byng Road. The property can be found after a short distance on the right-hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

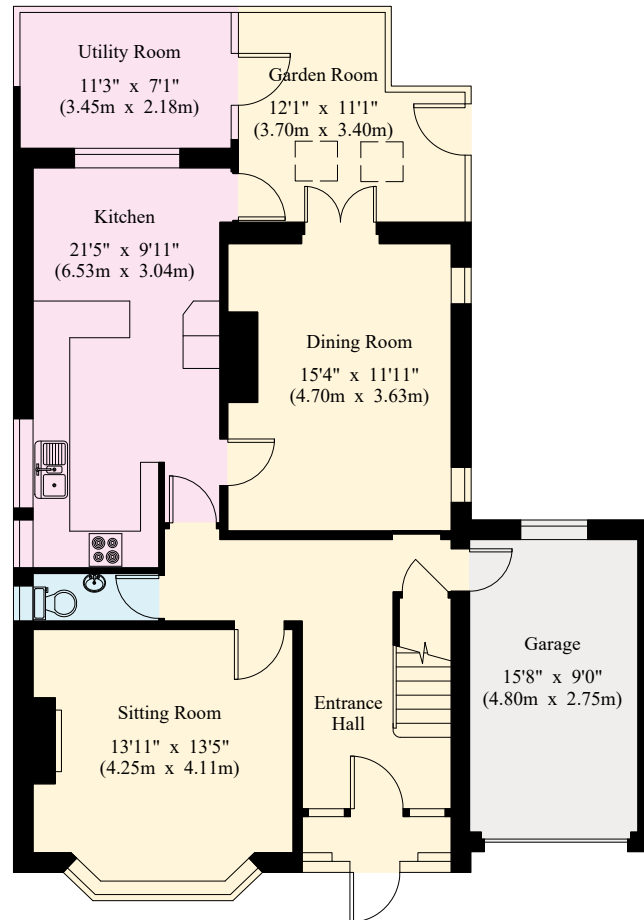


Approximate Gross Internal Floor Area

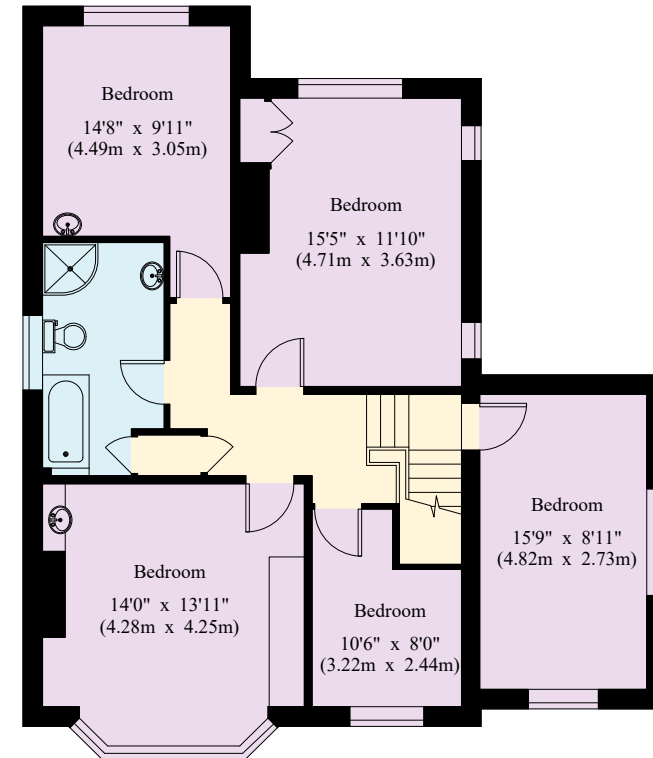
Total Area = 1976 sq m / 2,126 sq ft (Including Garage)



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.



Ground Floor



First Floor

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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 [March 2024]. Photographs and videos dated [March 2024].

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