



Valley View, Tunbridge Wells, Kent





A substantial detached family home offering well-proportioned accommodation in excess of 2,500 sq ft.

Situation

Valley View is situated in an ideal position within easy reach of Southborough's local shops, picturesque cricket green and Southborough Common. The larger centres of Tunbridge Wells and Tonbridge offer a more comprehensive range with 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. The property is superbly placed for access to mainline stations at Tonbridge and Tunbridge Wells as well as the A21 with links to the M25 motorway network. It is also ideally situated for access to a number of well-regarded private and state schools, including The Grammar School for Boys, Tunbridge Wells Girls Grammar and The Skinners School as well as Rose Hill Preparatory School and Holmewood House.

Distances

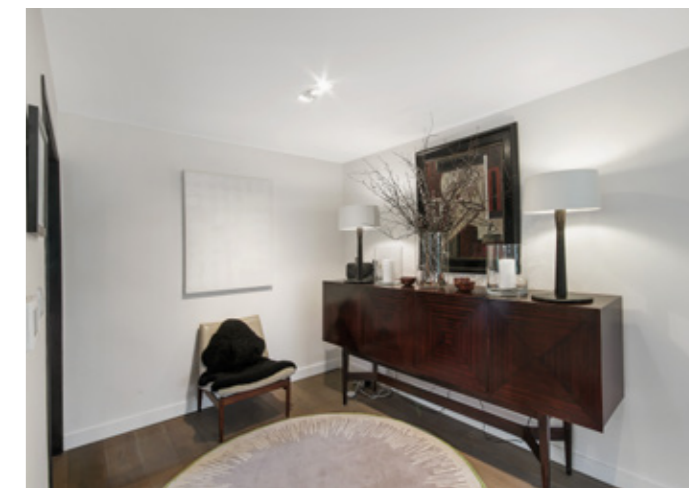
Tunbridge Wells mainline station 3.0 miles (London Bridge from 42 minutes),
Tonbridge mainline station 3.1 miles (London Bridge from 32 minutes),
A21 (Pembury) 7.7 miles, London 41 miles (All times and distances are approximate).



The Property

An entrance hall leads through to an impressive, open-plan kitchen/breakfast room, flooded with natural light and offering a range of neutral wall and base units with a useful island and room for a formal dining table. Two sets of double doors give access directly out to the garden and a separate utility room leads from the kitchen overlooking the front garden. A cosy sitting room leads seamlessly from the kitchen at the rear of the house, with an open-fire and further access to the garden – ideal for alfresco entertaining. Also to note on the ground floor is a well-appointed cloakroom.

The principal suite is located on the first floor with a substantial walk-through dressing room and a stylish en suite with freestanding bath. There are two further bedrooms on this level served by a separate shower room.





Gardens and Grounds

The house is situated within a cul-de-sac, opposite an attractive central green area. A driveway leads to the single garage alongside a well-maintained front garden. Gardens wrap around the house and have been beautifully cared for by the current owners, predominantly laid to lawn interspersed with mature plants, shrubs and trees.

Directions (TN4 0SY)

From St Johns Road (A26) head north towards Southborough; after 1.2 miles turn right on to Pennington Road (past the Imperial pub, which is positioned on the corner). Continue on this road for 0.4 miles and then turn right on to Valley View, where the property (no 10), can be found after a short distance on the left-hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council: 01892 526121

Council Tax Band G

Tenure Freehold

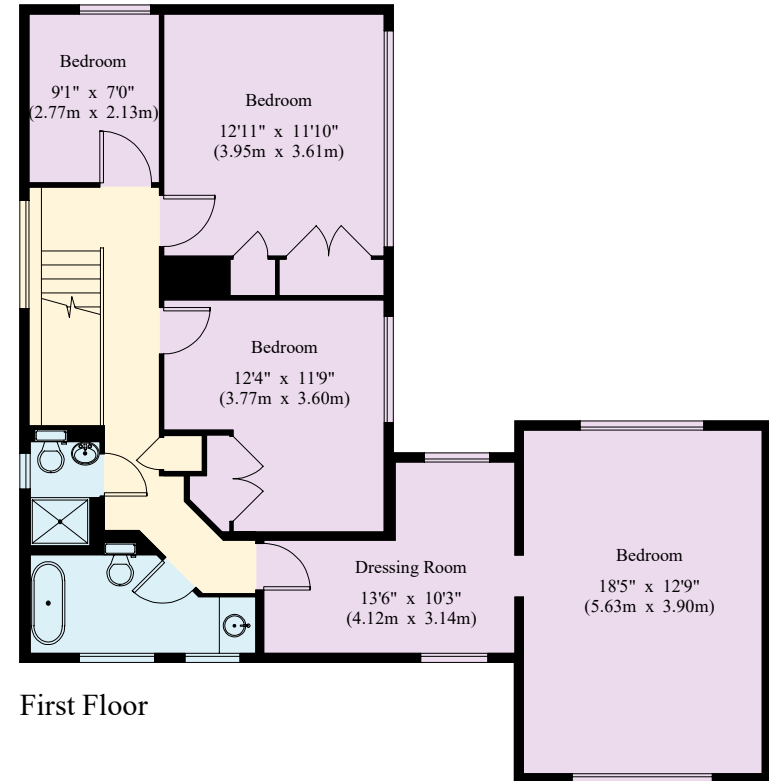
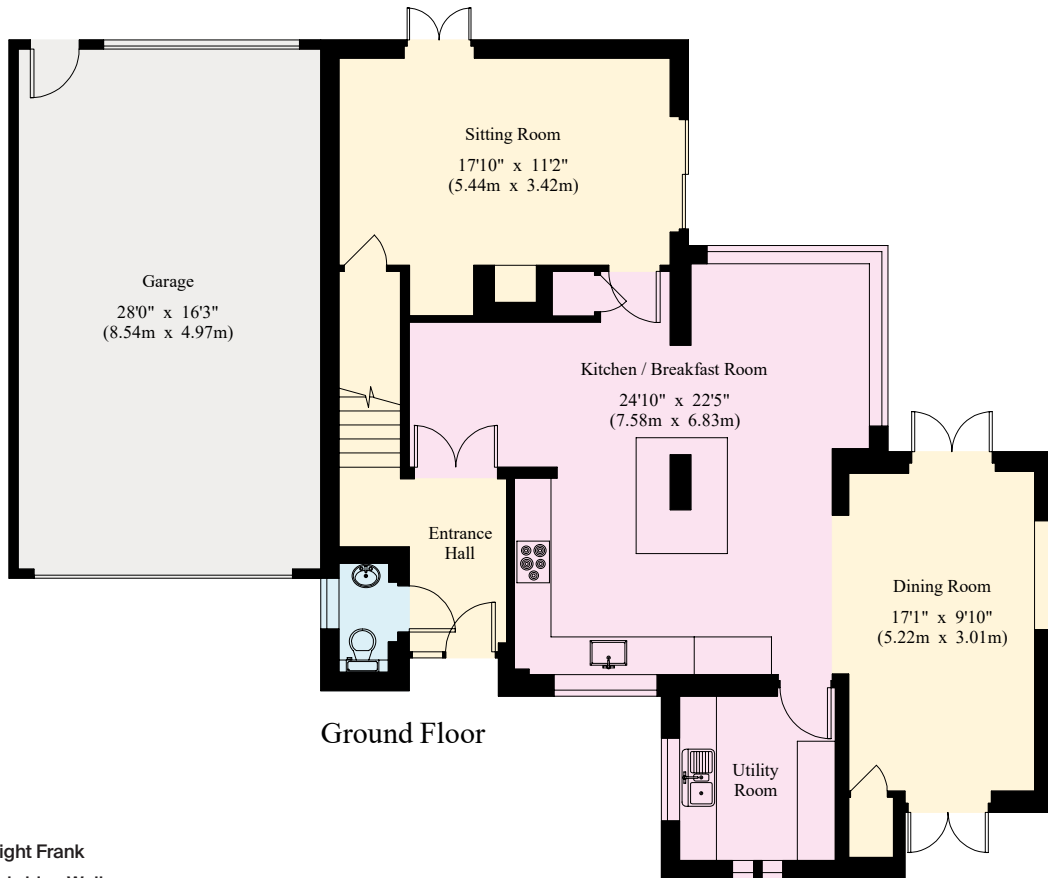
Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total Area = 236.7 sq m / 2,547 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.



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

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