

Forest Road, Tunbridge Wells





A substantial detached family home offering well-proportioned accommodation arranged over four storeys, with off-street parking and a well-maintained rear garden, situated approximately one mile from the mainline station.

Location

Forest Road is situated in a popular residential location approximately 1 mile from the main line station, providing services to London Bridge in approximately 42 minutes. Tunbridge Wells town centre provides a comprehensive range of shopping facilities in the Royal Victoria Place, as well as numerous boutiques, independent cafes and restaurants in the historic High Street and the famous Pantiles. It is also ideally situated for access to a number of well-regarded private and state schools including grammar schools for boys and girls.

Distances

Tunbridge Wells Station 1 mile (London from 42 minutes), High Street 0.9 of a mile, Pantiles 1 mile, A21 (Pembury) 2 miles, M25 (J5) 16 miles.
(Distances and time approximate).



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The Property

On the ground floor, a generous reception hall leads through to a formal sitting room with feature fireplace and a family room which flow seamlessly to create a wonderful entertaining space. Both rooms enjoy views over the rear garden. Also on this level is a separate w.c. and access to the integral double garage.

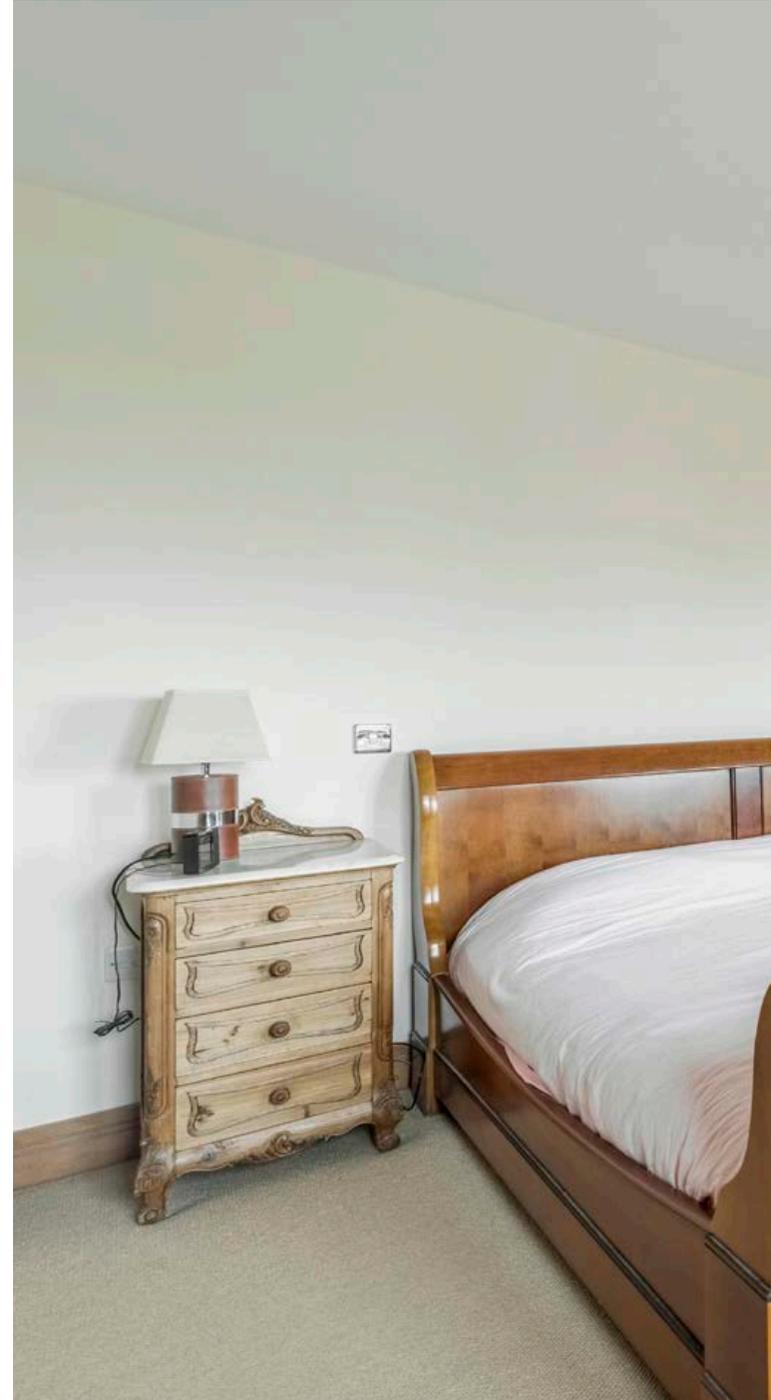
Stairs lead down to an impressive, open-plan kitchen/dining room with doors leading out to the garden as well as a conservatory, separate utility room and w.c. The kitchen comprises a range of contemporary wall and base units with granite worksurfaces and a Smeg gas range cooker.

The principal bedroom is located on the first floor with a wonderful outlook over the garden and offers a dressing room and beautifully appointed en suite shower room with 'his and hers' sinks. There are two further bedrooms on this level (one en suite) and a very good-sized family bathroom.

The two remaining bedrooms are situated on the second floor, one with an en suite shower room and walk-in wardrobe.









Garden and Grounds

The property benefits from a private driveway as well as an integral double garage and side access to the rear garden.

The rear garden has been very well-maintained by the current owner with a patio ideal for alfresco entertaining and steps leading up to an area of lawn bordered by established plants, shrubs and trees.

Property Information

Tenure: Freehold.

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

Local Authority: Tunbridge Wells Borough Council.

Tel: 01892 526121.

Council Tax Band: Band G.

Viewings: Strictly by prior appointment with Knight Frank, LLP

Directions (Postcode TN2 5BE)

Heading away from the town centre on Bayhall Road, continue as the road turns sharply to the right and becomes Forest Road. The property (118 Forest Road) is located on the right hand side after approximately 0.4 of a mile.

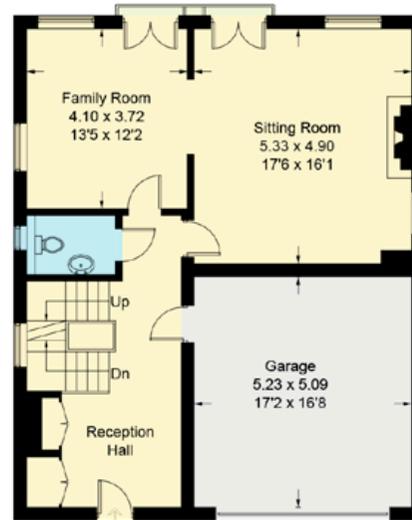
Approximate Gross Internal Floor Area

345.7 sq m / 3,721 sq ft

(Including Garage / Excluding Eaves Storage)

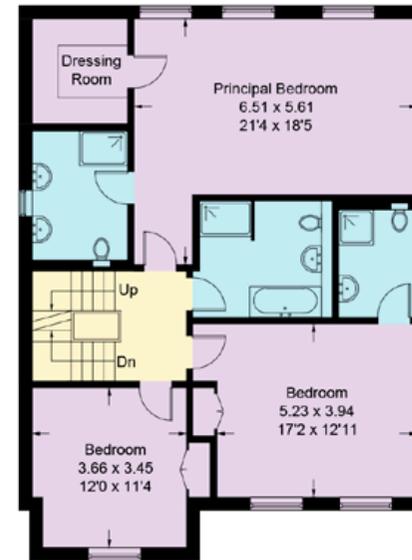


Lower Ground Floor

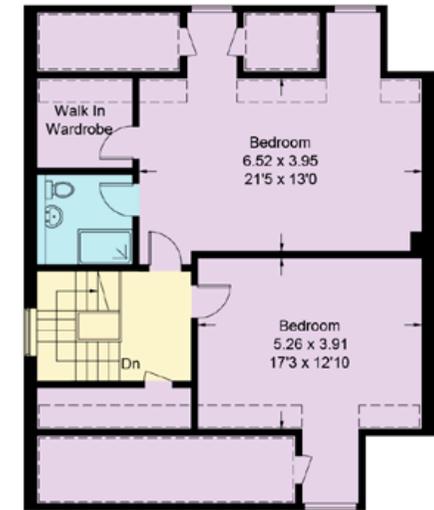


Ground Floor

□ = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

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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I would be delighted to tell you more

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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 January 2024. Photographs and videos dated December 2023.

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