



South Frith, Tunbridge Wells



An impressive detached family home offering accommodation in excess of 3,500 sq ft with wonderful countryside views yet situated just over 1 mile from the mainline station.

Situation

The property is ideally situated for access to the wide range of amenities, transport links and schools on offer in both Tonbridge (1 mile) and Tunbridge Wells (4 miles). The vibrant nearby parish of Southborough also offers a collection of family run shops, everyday essentials and quirky boutiques.

The local area is renowned for its excellent choice of schools in both the state and private sectors, including grammar schools for boys and girls. Preparatory schools include nearby Somerhill, Rose Hill, The Mead and Holmewood House. Options for older children include Tonbridge (boys) and Sevenoaks (boys and girls).

Tonbridge Station is just 1.1 miles away with services into London from 35 minutes. For motorists, the property is ideally placed for access to the A21 which links with the M25 and is just 10 miles from Junction 5.

Distances

Tonbridge Station 1.1 miles (London Bridge from 32 minutes), Tunbridge Wells Station 4 miles (London Bridge from 42 minutes), M25 (J5) 10 miles (All times and distances are approximate).



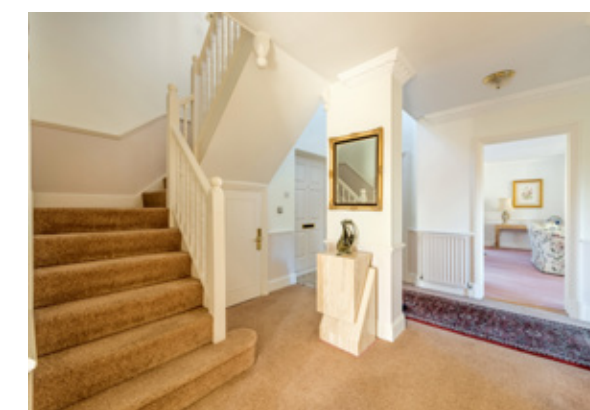
The Property

Built in the late 1980's by a local developer, 2 South Frith forms part of an exclusive collection of just 6 houses with exceptional south-easterly views on all floors.

A welcoming hallway leads through to the main living areas on the ground floor. On the left, there is an impressive, double aspect drawing/dining room with stunning views over the rear garden and countryside beyond. Double doors lead directly out to the patio, ideal for alfresco entertaining in the summer months. Also on this level, there is a beautifully appointed sitting room, bright kitchen with integrated appliances and a useful island, study and downstairs cloakroom.

On the first floor, the principal bedroom is of a very good size with a dressing area, en suite bathroom and balcony. There are three further bedrooms on this level (one en suite and one with a balcony overlooking the garden) as well as a family bathroom.

The second floor offers versatile accommodation, currently used as additional living space, but could be configured as a bedroom with dressing area.





Gardens and Grounds

The property is approached via a shared driveway leading to visitor parking and private parking in front of a double garage. The grounds extend to approximately 1.9 acres and have been beautifully maintained by the current owner. Steps lead down from the patio to lawned areas with a characterful pond, interspersed by established shrubs and trees, and bordered by a circular path.

Directions (TN4 0UQ)

Heading north from Southborough towards Tonbridge, pass the turning to Apple Acres Farm on the right and continue as the road divides. After approximately 0.2 of a mile take the right hand slip road before entering the driveway marked 'South Frith'. Follow the driveway to the end where visitor parking is available on the left hand side, straight ahead of the property.

Property Information

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

Local Authority Tonbridge and Malling - 01732 844522

Council Tax Band G

Tenure Freehold

Service charge approx £1,050 per annum (for maintenance of driveway and communal areas)

Viewings Strictly by prior appointment with Knight Frank, LLP

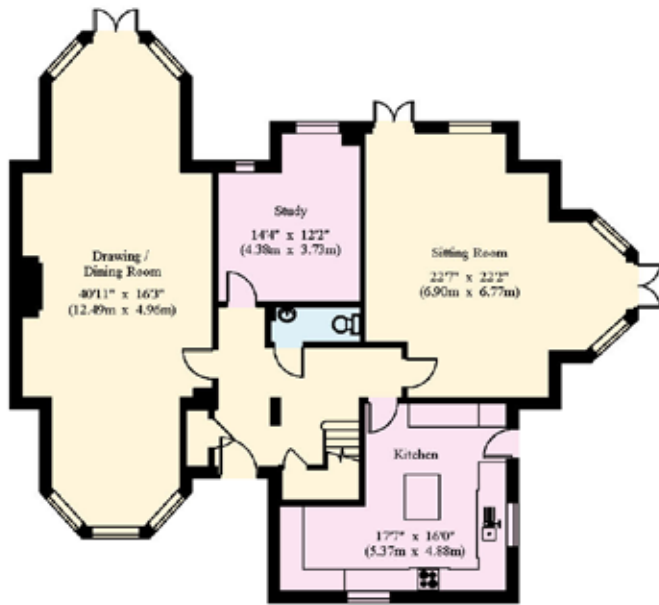
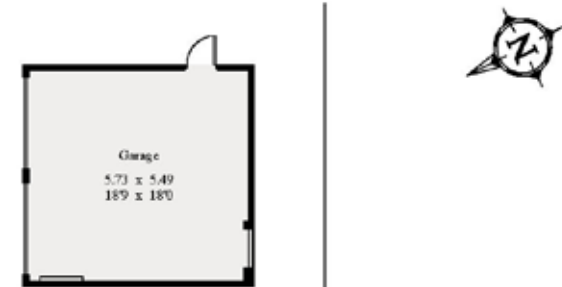


Approximate Gross Internal Floor Area

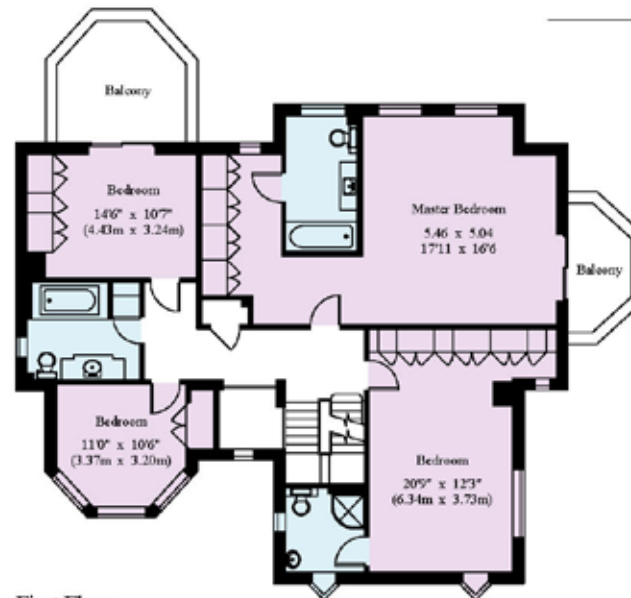
House = 333.7 sq m / 3,591 sq ft

Garage = 31.5 sq m / 339 sq ft

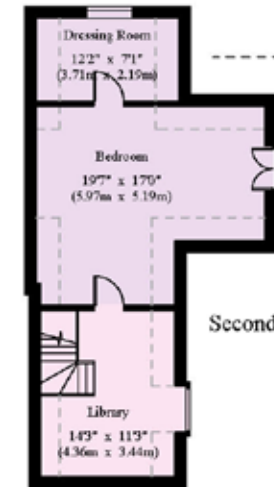
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



----- Restricted Height

Second 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 [November 2023]. Photographs and videos dated [November 2023].

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