



Reynolds Lane, Tunbridge Wells

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A substantial detached family home with a wonderful garden and views, ideally placed for renowned local schooling, transport links and surrounding countryside.

### Situation

The property is situated in a sought-after position within easy reach of Southborough's local shops and picturesque cricket green as well as being superbly positioned close to the centre of Tunbridge Wells which offers a more comprehensive range of amenities including independent boutiques, department stores and restaurants. Nearby Tunbridge Wells Sports Centre is just 0.3 of a mile away from the property, making it easy walking distance for a wide selection of leisure activities including tennis, swimming and a gym.

Badgers is well placed for access to mainline stations at High Brooms, Tonbridge and Tunbridge Wells as well as the A21 with links to the M25 motorway network.

The area is renowned for its excellent choice of schooling including grammars for boys and girls, excellent state secondary schools, and a number of highly-regarded private schools including Somerhill and Rose Hill for preparatory age and options for older children such as Tonbridge, Sevenoaks and Mayfield.

### Distances

High Brooms Station 1.1 miles (London from 39 minutes). Tunbridge Wells Station 2 miles (London from 42 minutes). Tonbridge Station 3 miles (London from 34 minutes). A21 (Tonbridge) 2 miles. (All times and distances are approximate)





## The Property

A spacious entrance hall on the ground floor leads to all of the main living accommodation. Straight ahead, the open-plan kitchen/dining space is a particular highlight with stylish units, stunning worksurfaces and a very good-sized island with space for seating. The space benefits further from a door providing side access and impressive bi-fold doors leading directly out to the garden, ideal for alfresco entertaining. A useful utility rooms leads on from the kitchen, overlooking the driveway, as well as a separate w.c. The well-presented sitting room with log burner provides further access out to the garden with two sets of double doors and leads into a study at the front of the house.

The principal bedroom is situated on the first floor overlooking the garden and benefits from a contemporary en suite bathroom as well as useful fitted storage. There are 4 further bedrooms on this floor (1 en suite) and a well-appointed family bathroom.

## Gardens and Grounds

The property benefits from a shared, paved driveway providing off-street parking for multiple vehicles and leading to a detached, double garage which has been converted and is used by the current owners as a games room. There is also a good-sized garden shed.

The garden itself offers an expanse of level lawn with a delightful outlook over neighbouring fields, along with there being two patio areas, ideal for alfresco entertaining, and a number of established plants, shrubs and trees.



## Directions (TN4 9XJ)

Heading away from Tunbridge Wells towards Southborough, proceed past the boys' grammar school and up the hill to the traffic lights. Turn left onto Speldhurst Road and almost immediately left again onto Reynolds Lane where Badgers will be found after approximately 140 yards on the left hand side.

## Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band G

Tenure Freehold

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

Viewings Strictly by prior appointment with Knight Frank, LLP



**Approximate Gross Internal Floor Area**

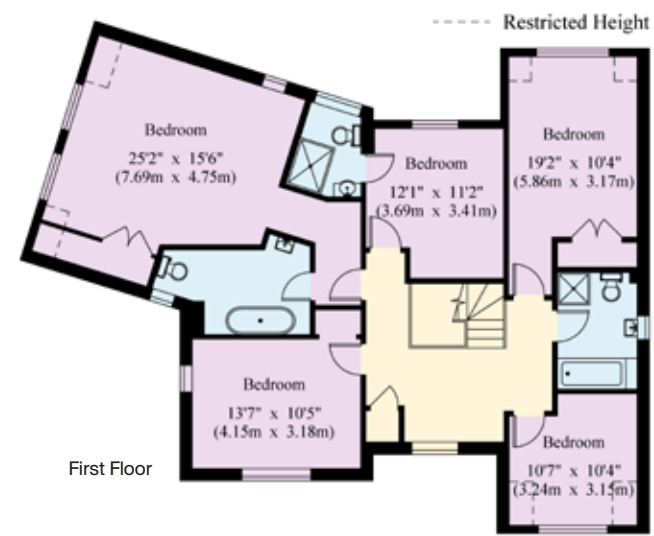
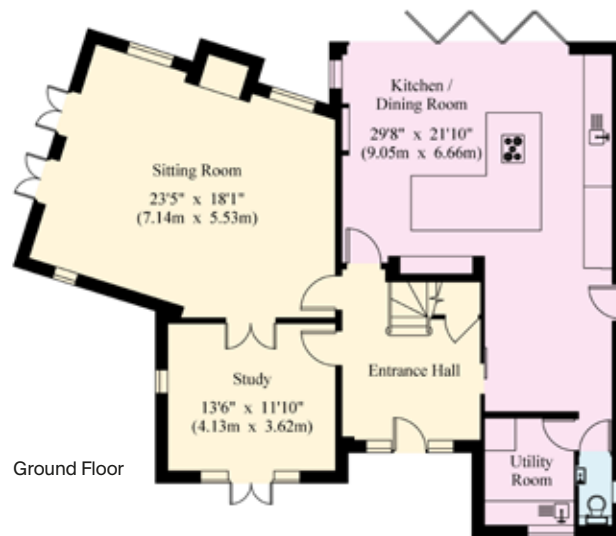
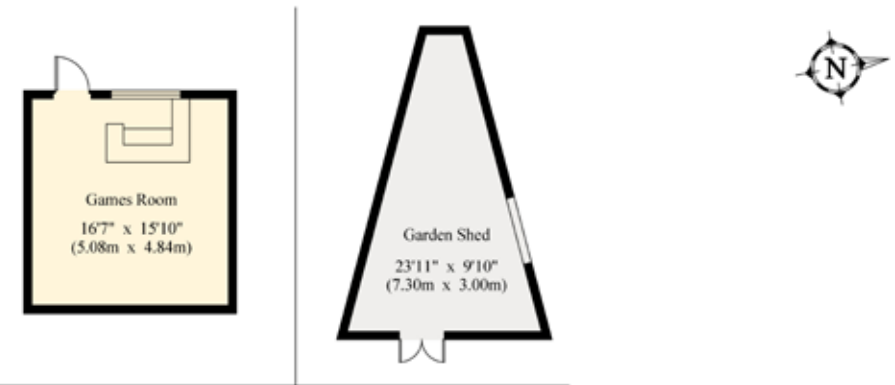
Main House = 248.4 sq m / 2,673 sq ft

Games Room = 24.6 sq m / 264 sq ft

Garden Shed = 20.7 sq m / 222 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.



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Particulars dated September 2024. Photographs and videos dated August 2024.

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