

South Frith, Tunbridge Wells





An exceptionally well-presented detached family home offering accommodation in excess of 3,000 sq ft arranged over two storeys, situated approximately 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, 5 South Frith forms part of an exclusive collection of just six houses.

An impressive entrance hall leads to the principal living space on the ground floor. There is a generous, double-aspect sitting room with a bay window, attractive fireplace and doors leading out to the rear garden.

The open-plan kitchen/dining/family space is a particular highlight, flooded with natural light and leading seamlessly out onto the patio with sliding doors. The bespoke kitchen is by Harvey-Jones and is beautifully appointed with neutral, shaker style cabinets and stunning Quartz worktops. The versatile island provides additional seating and further worktop space. There is also a separate utility room with access out to the garden and into the double garage. Furthermore, on this level is a good-sized home-office and downstairs cloakroom. The current owners have renovated the property to an exceptional standard to include features such as a high quality AV system and reflective glass to the rear windows.

The principal suite is located on the first floor with a bay window, plenty of fitted storage and a luxuriously appointed en suite shower room. There are three further bedrooms on this level (one en suite) and a family bathroom.

Gardens and Grounds

The garden has been beautifully maintained and offers a mixture of patio and lawned areas interspersed with established plants, shrubs and trees. A children's tree house is a wonderful highlight.

The property is accessed via a communal driveway for the six properties. There is parking for two cars in front of the double garage and additional visitor parking.

Agent's Note: Within the last 7 years, Japanese Knotweed was discovered at the property and subsequently treated with an insurance backed guarantee. The vendors are in the process of extending this guarantee with Environet who supplied it previously.





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 and the property is straight ahead.

Property information

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

Local Authority Tonbridge and Malling. Tel: 01732 844522

Council Tax Band G

Tenure Freehold

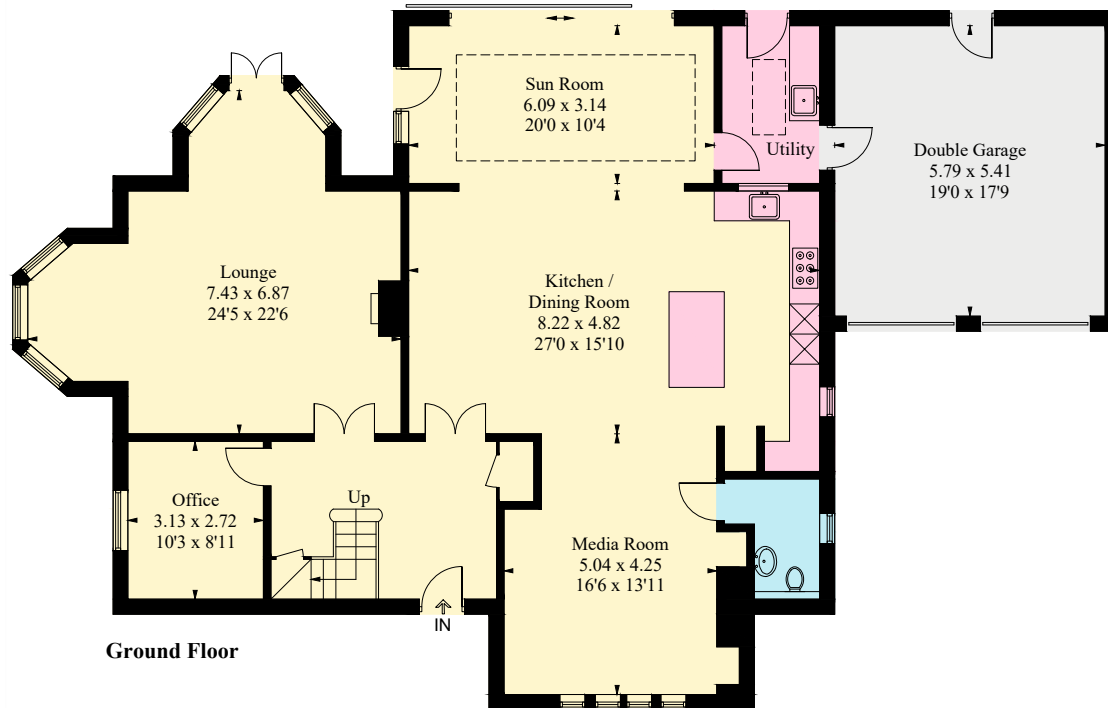
Service Charge Annual management fee in 2023 was £1,050.

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area
 Main House = 311 sq m / 3,348 sq ft
 (Including Double Garage/Excluding Void)

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.



Knight Frank
 Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
 Ross Davies
 01892 515035
ross.davies@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated [February 2024]. Photographs and videos dated [February 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.