



14 FRANK ROSIER WAY

Tunbridge Wells, Kent



A SUBSTANTIAL DETACHED FAMILY HOME

Offering thoughtfully arranged accommodation over three storeys and situated in a sought-after residential area.

			EPC
5	4	4	B

Local Authority: Wealden District Council

Council Tax Band: G

Tenure: Freehold

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

Service Charge: In 2025 the annual cost was £460 per annum.

Postcode: TN2 5FJ [what3words.com/sentences.glee.decreased](https://www.what3words.com/sentences.glee.decreased)



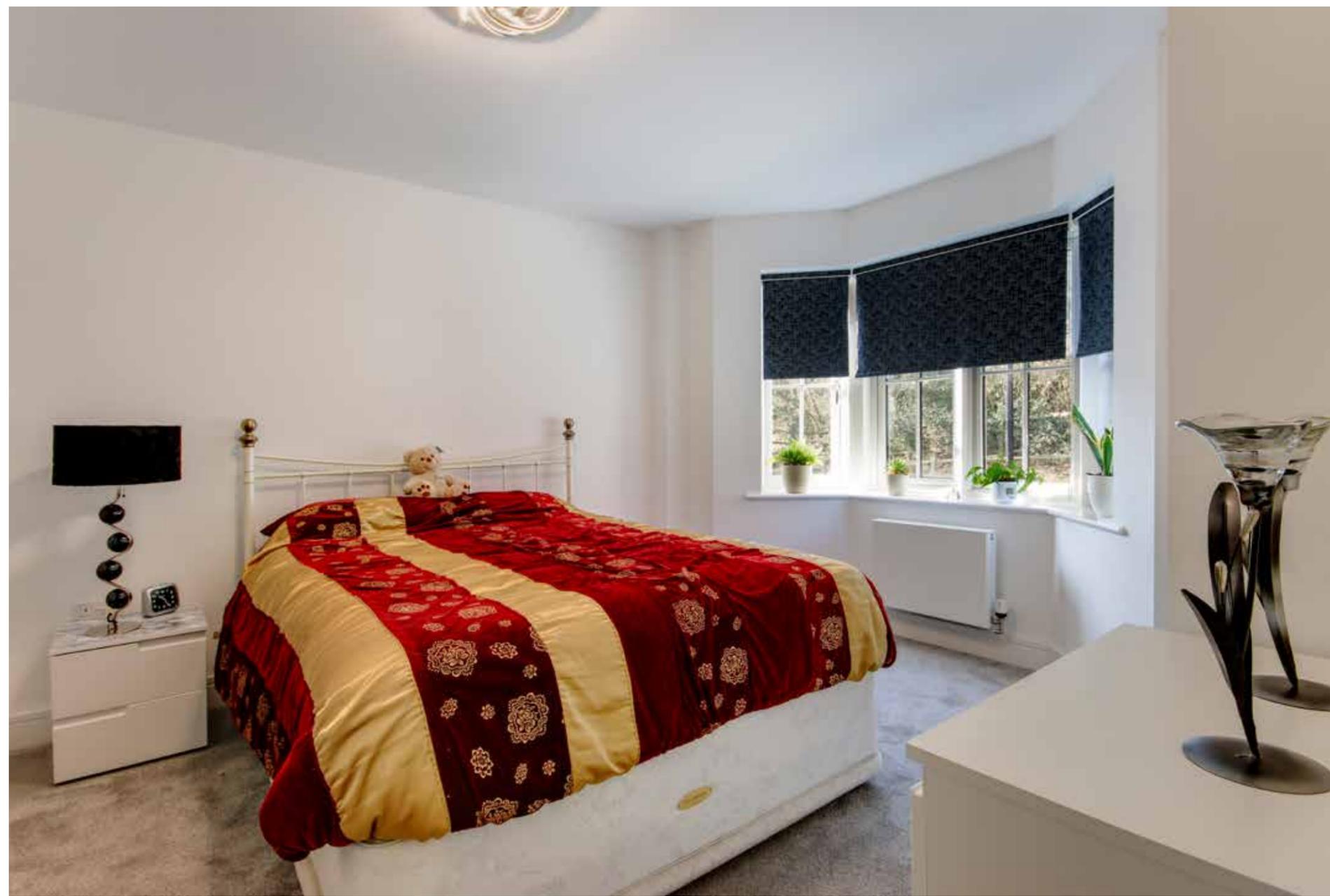
THE PROPERTY

On the ground floor, there is a wonderful sitting room at the rear with French doors opening out onto a balcony. Also on this level is an en suite bedroom, study and cloakroom.

The impressive, open-plan kitchen/dining/family room is located on the lower ground floor with striking bi-fold doors leading directly out to the garden. The kitchen itself comprises a range of stylish, contemporary units with stunning worktops and integral appliances including a wine cooler and double oven. A superb cinema room completes this level, with a further w.c.

The principal suite is situated on the first floor. There are three further bedrooms on this level (one en suite) and a well-appointed family bathroom.







OUTSIDE AND SITUATION

The house benefits from a tandem driveway and detached double garage, with an excellent gym space below.

There is a delightful patio adjacent to the house and leading to an expanse of lawn with established borders – the perfect backdrop for alfresco dining and entertaining.

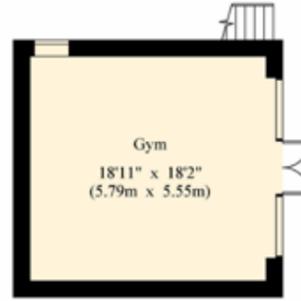
Frank Rosier Way is situated in a popular residential location about 1.5 miles away from the mainline station, providing services to London from approximately 42 minutes.

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.

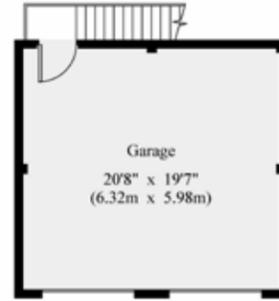
The town is also ideally situated for access to a number of well-regarded private and state schools including popular St Peter's Primary and grammar schools for both boys and girls.



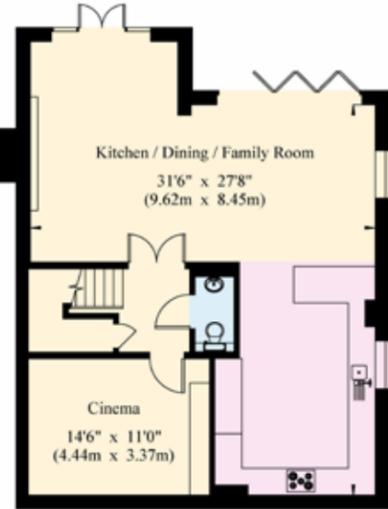
House - Gross Internal Area : 263.8 sq.m (2839 sq.ft.)
 Garage / Gym - Gross Internal Area : 71.2 sq.m (766 sq.ft.)



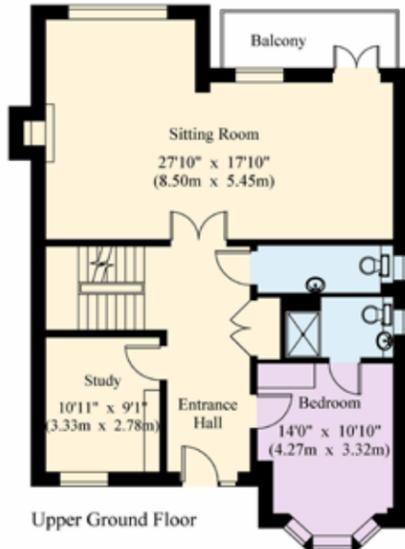
Lower Ground Floor



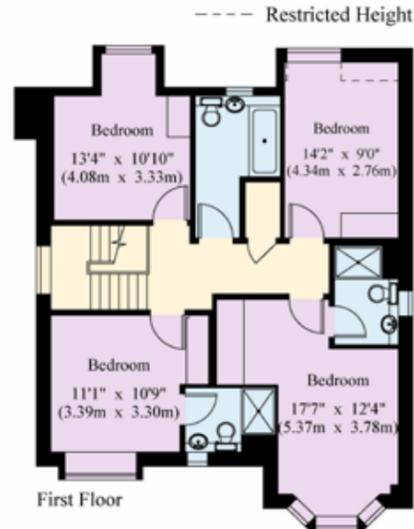
Upper Ground Floor



Lower Ground Floor



Upper Ground Floor



First 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.

© 25/02/26 Trueplan (UK) Ltd. 01892 614 881 Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Ross Davies
 01892 515035
 ross.davies@knightfrank.com

Knight Frank
 47 High Street, Tunbridge Wells
 Kent, TN1 1XL

knightfrank.co.uk

Your partners in property

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