Connells

High Tree Lane
Tunbridge Wells

High Tree Lane
Tunbridge Wells TN2 3FR

for sale offers in excess of
£575,000

Property Description

Nestled in the sought-after High Tree Lane neighbourhood, this exquisite detached residence offers a harmonious blend of modern luxury and everyday practicality. Ideally situated within close proximity to Tunbridge Wells, residents can enjoy easy access to delightful shops, elegant restaurants, and well-regarded schools.

Upon entering, you're welcomed by a spacious entrance hall leading to a bright lounge with direct access to the beautifully landscaped rear garden-an ideal space for relaxation or entertaining guests. The open-plan kitchen and dining area is a true culinary haven, featuring high-end NEFF appliances and sleek finishes that cater to both everyday living and special occasions. Adjacent to the kitchen, a utility room and downstairs cloakroom add to the home's functionality.

The first floor boasts three generously sized bedrooms, two of which offer built-in wardrobes. The master suite is a standout feature, complete with an en-suite bathroom and a private balcony overlooking the serene gardens. A sumptuous family bathroom serves the remaining bedrooms.

Externally, the property benefits from a stunning fully landscaped rear garden, perfect for hosting gatherings during the warmer months. To the front, a private driveway provides off-road parking for three cars, complemented by a detached garage with a fully boarded loft space.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen/Dining Room
11' 11" x 14' 5" (3.63m x 4.39m)

Utility Room
7' 1" x 5' 8" (2.16m x 1.73m)

Lounge
19' 1" x 10' 8" (5.82m x 3.25m)

First Floor

Landing

Bedroom One
11' 7" x 10' 9" (3.53m x 3.28m)

En-Suite

Bedroom Two
10' 9" x 9' 3" (3.28m x 2.82m)

Bedroom Three
7' 11" x 9' 4" (2.41m x 2.84m)

Bathroom

Outside

Driveway

Double Garage
18' 4" x 11' 11" (5.59m x 3.63m)

Front Garden

Rear Garden

Additional Upgrades

- Integrated Neff fridge/freezer
- Integrated Neff dishwasher
- Quartz worksurfaces in kitchen, bathroom & en-suite
- Neff fan oven
- Neff with four ring gas burner
- Amtico flooring within the kitchen/dining room, downstairs cloakroom, entrance hall & utility room
- Detached garage with fully boarded loft space
- Fully landscaped garden with patio & astro turfed
- Triple glazing throughout
- Villeroy & Boch sanitary ware throughout
- Fitted wardrobes to master bedroom and second bedroom
- Premier guarantee still remaining

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agents Note

'The sellers advise that they pay £490 per annum as a contribution towards maintenance'

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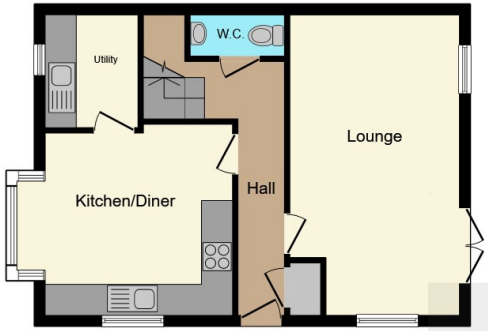
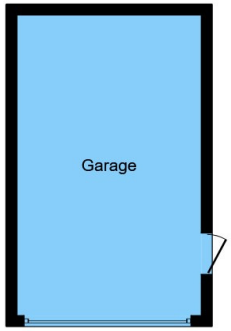


Ground Floor

First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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TUNBRIDGE WELLS TN1 1BS

EPC Rating: B

Council Tax
Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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