



KINGS ESTATES
PROFESSIONALS IN PROPERTY



27 Broomfield

Bells Yew Green, Tunbridge Wells, TN3 9AF

An immaculately presented and spacious (1068 Sq Ft / 99.2 Sq M) two bedroom, three storey home, situated within a highly popular development within striking distance of Frant Station. Originally designed as a live/work property, the home offers adaptable accommodation arranged across three floors, complemented by a south west facing garden, plantation window shutters throughout and allocated parking. The location is particularly convenient, being approximately 500 yards from Frant mainline station with regular services to Tunbridge Wells, London and the south coast. A local shop and public house are within walking distance, while Frant Primary School is just a short drive away.

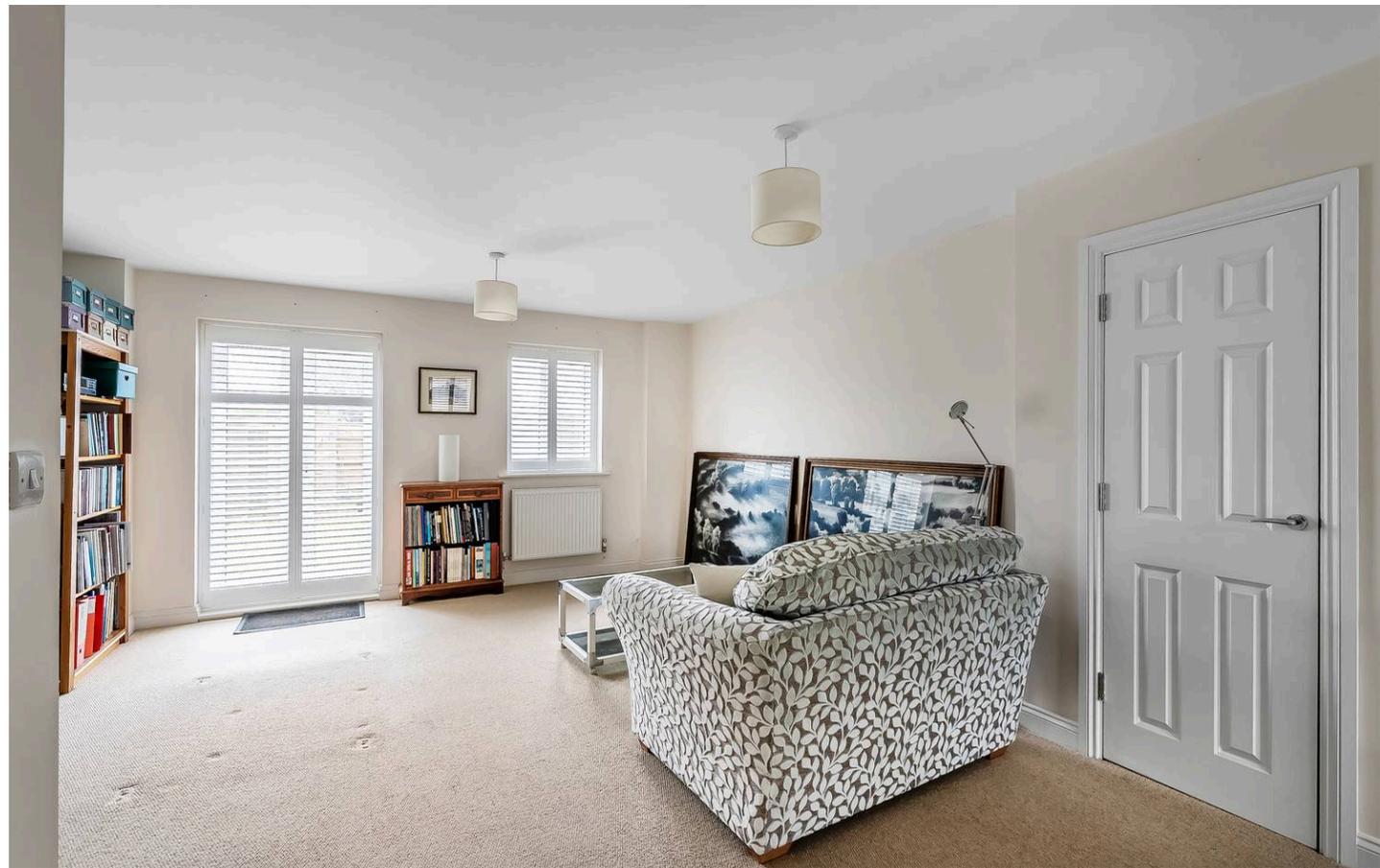
Tenure: Freehold

Council Tax Band: D - Wealden

Energy Efficiency Rating: C

Estate Charge - £367pa (to be confirmed)

- Immaculately Presented Three Storey Home
- Originally Designed As A Live Work Property
- Versatile 26ft Ground Floor Reception Space
- Plantation Window Shutters Throughout
- Two Double Bedrooms With En Suite To Main Bedroom
- Scope To Reconfigure Into A Three Bedroom Home
- South West Facing Rear Garden
- Two Allocated Parking Spaces Plus Visitor Bay
- Easy Walking Distance To Frant Mainline Station & Convenience Store
- Available with No Onward Chain





THE PROPERTY

Approximate Gross Internal Area: 1068 Sq Ft / 99.2 Sq M

The ground floor provides a spacious and versatile reception area extending to over 26 feet in length. Originally intended as a studio or workspace, the room now serves as a generous sitting room, enjoying plenty of natural light from a rear window and double glazed French doors with plantation shutters opening onto the garden. At one end of the room is a small kitchenette area fitted with a range of wall and base units with work surfaces over, a one and a half bowl stainless steel sink unit and a built in fridge beneath the worktop. There is excellent potential to enlarge this kitchenette to create an open plan kitchen, dining and sitting room, as other properties of the same design within the development have successfully done. A cloakroom is also located on this floor, together with a welcoming entrance hall with useful understairs storage.

The first floor provides a well arranged kitchen and dining room, fitted with a range of wall and base units with integrated appliances including a dishwasher, washing machine and fridge freezer, together with a double electric oven and hob and a one and a half bowl stainless steel sink unit. Two rear facing windows bring in good natural light, creating a pleasant space for cooking and dining. This room also offers clear scope to be converted into a further double bedroom should the ground floor be reconfigured into a larger open plan living space. Also on this level is the second bedroom positioned to the front of the property, along with the family bathroom fitted with a white suite. An airing cupboard on the landing houses the hot water cylinder and this home benefits from a solar hot water system which supplements the oil fired central heating.

The principal bedroom occupies the entire second floor, creating a comfortable and private retreat. This room features a dormer window to the front with plantation shutters, built in storage and access to an en suite shower room with Velux style windows to the rear. A large walk in cupboard on the landing provides additional storage and houses the controls for the solar panels.

Externally, the rear garden enjoys a south west facing aspect and is designed for ease of maintenance, with a paved patio area leading onto a small lawn enclosed by fencing for privacy. A rear gate provides pedestrian access to the allocated parking spaces and the external oil storage tank is also located within the garden. The property benefits from two allocated parking spaces as well as an additional visitor bay located at the front.

THE LOCATION

Amenities: Bells Yew Green is a sought-after village on the outskirts of Tunbridge Wells, offering a welcoming community feel with a well-regarded local pub, The Brecknock Arms, a village hall, and a convenience store. For a broader range of shopping, dining, and entertainment options, nearby Tunbridge Wells provides everything from independent boutiques and restaurants to high street names and cultural venues.

Recreational Amenities: The village is surrounded by beautiful countryside, ideal for walking, running, and cycling, with nearby access to footpaths and bridleways that explore the High Weald Area of Outstanding Natural Beauty. Dunorlan Park in Tunbridge Wells offers landscaped gardens, a boating lake, and a café, while Frant Lakes and Bedgebury Forest are also close by, providing fishing, cycling trails, and family-friendly woodland adventures. Sports enthusiasts will enjoy the proximity to Tunbridge Wells Sports Centre, Knights Park Leisure Complex, and several local golf clubs, including Nevill Golf Club and the Lamberhurst Golf Course.

State and Private Schools: The area is well-served by a selection of excellent schools. Local state schools include Frant Church of England Primary School and Broadwater Down Primary School, while grammar schools such as The Skinners' School, Tunbridge Wells Girls' Grammar, and The Judd School in Tonbridge are easily accessible. Independent options include Holmewood House, Kent College Pembury, and The Schools at Somerhill.

Mainline Rail: Bells Yew Green benefits from its own mainline railway station – Frant Station – which is within walking distance of most homes in the village. The station offers regular and direct services to London Bridge, Waterloo East, and Charing Cross in under an hour, making it ideal for commuters.

Communications & Roads: For commuters, the area is well connected by public transport and road. The A21 is easily accessible, offering a direct route to the M25 and links to Gatwick Airport and the South Coast. The village's location combines the charm of rural living with excellent connectivity, just a short drive from the heart of Tunbridge Wells and its wide-ranging amenities.

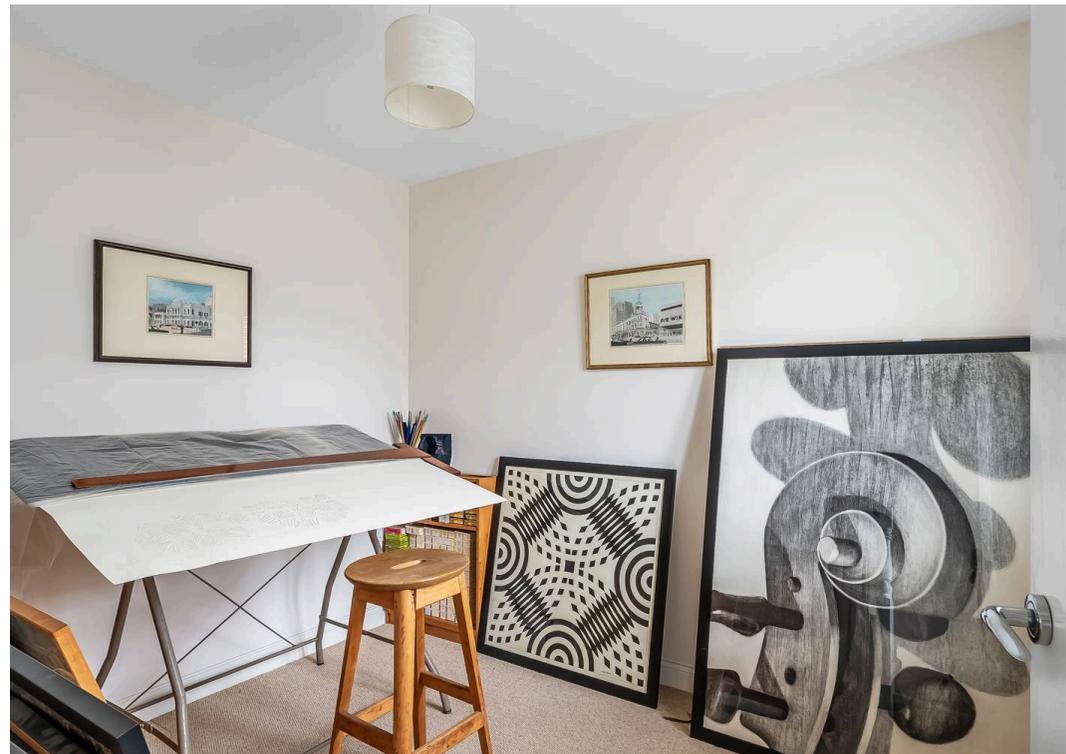
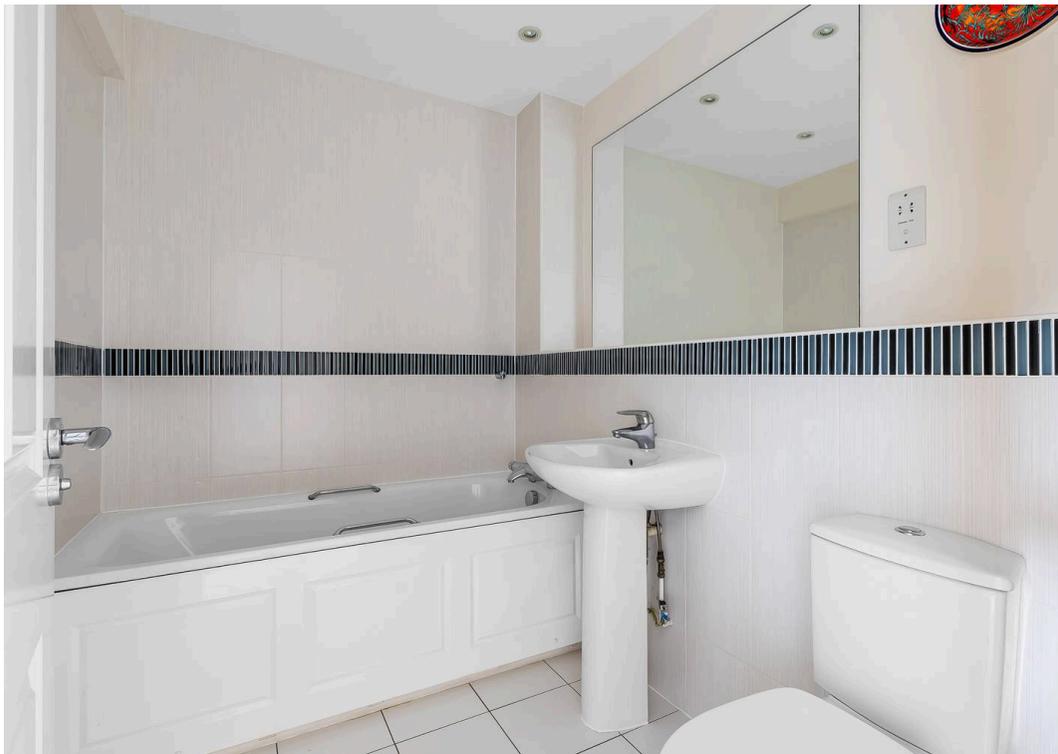


Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft



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 decisions reliant upon them. (ID1282327)

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