



8 Linden Fields

Tunbridge Wells, Kent, TN2 5QN

8 Linden Fields

A spacious town house providing flexible accommodation with a good size south facing garden in a popular location close to the Pantiles on the favoured south side of town.

Ground Floor

- Entrance Hall
- Cloakroom
- Garage
- Family Room

First Floor

- Kitchen/Dining Room with Balcony
- Sitting Room

Second Floor

- Main Bedroom with En Suite Shower Room, Dressing Area and Juliette Balcony
- Double Bedroom 2 with Balcony
- Family Bathroom

Third Floor

- Two further Double Bedrooms

Outside

- Garage
- Off Road Parking
- Good Size Gardens primarily to rear and side, south facing



DESCRIPTION

Linden Fields is a popular private road off Linden Gardens on the favoured southern side of town, within a third of a mile of the Pantiles and 0.8 of a mile of the mainline station. The accommodation is arranged over four floors with four double bedrooms and viewing is recommended to fully appreciate this deceptive property.

Features of the property include:

- **Entrance hall** with storage cupboards, door to the **garage, cloakroom,** and **family room** with bay window to the rear and light well
- First floor **kitchen/dining room** with a range of units to floor and wall, Bosch oven with gas hob, stainless steel splashback and extractor fan, tiled floor and balcony to the front.
- **Sitting room** to the rear with double doors opening directly to the garden and a gallery overlooking the family room.
- Second floor **main bedroom** with Juliette balcony, dressing area and en suite shower room. There is a **second double bedroom** to the rear on this floor with a balcony and a **family bathroom** with separate shower.
- On the third floor there are **two further double bedrooms**, one with a balcony and both with storage cupboards.

OUTSIDE

Off road parking for two cars and a garage.

The gardens are mainly to the side and rear. At the rear they are south facing with an array of established trees and shrubs and mainly laid to lawn.

AMENITIES

Local: The property is located on the favoured south side of town, a short walk to the pantiles (0.33 of a mile). The Nevill Cricket Ground and Tennis Club are within easy reach, and the mainline station is just 0.8 miles away.

Towns: Tonbridge (8.6 miles), Sevenoaks (15 miles)

Transport: Tunbridge Wells Station (0.8 miles).

Schools: There are a number of well regarded schools in Tunbridge Wells including primary, secondary and the grammar schools. Independent schools nearby include The Mead, Rosehill and Holmewood House preparatory school.

Leisure: A variety of leisure and shopping facilities including the Trinity Theatre and Assembly Halls theatre, cafes, pubs, restaurants and independent and national retailers in the High Street and at the Royal Victoria Place shopping centre.



DIRECTIONS

From our offices in London Road turn south onto Frant Road and then after a third of a mile turn right into Montacute Road. Take the third left into Linden Gardens and then second left into Linden Fields where the property will be found in due course on the right hand side.

What3Words: ropes.ally.tunes

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): All mains services connected

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K907514

EPC: EPC rating C

Council Tax Band: G

GUIDE PRICE £750,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
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Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

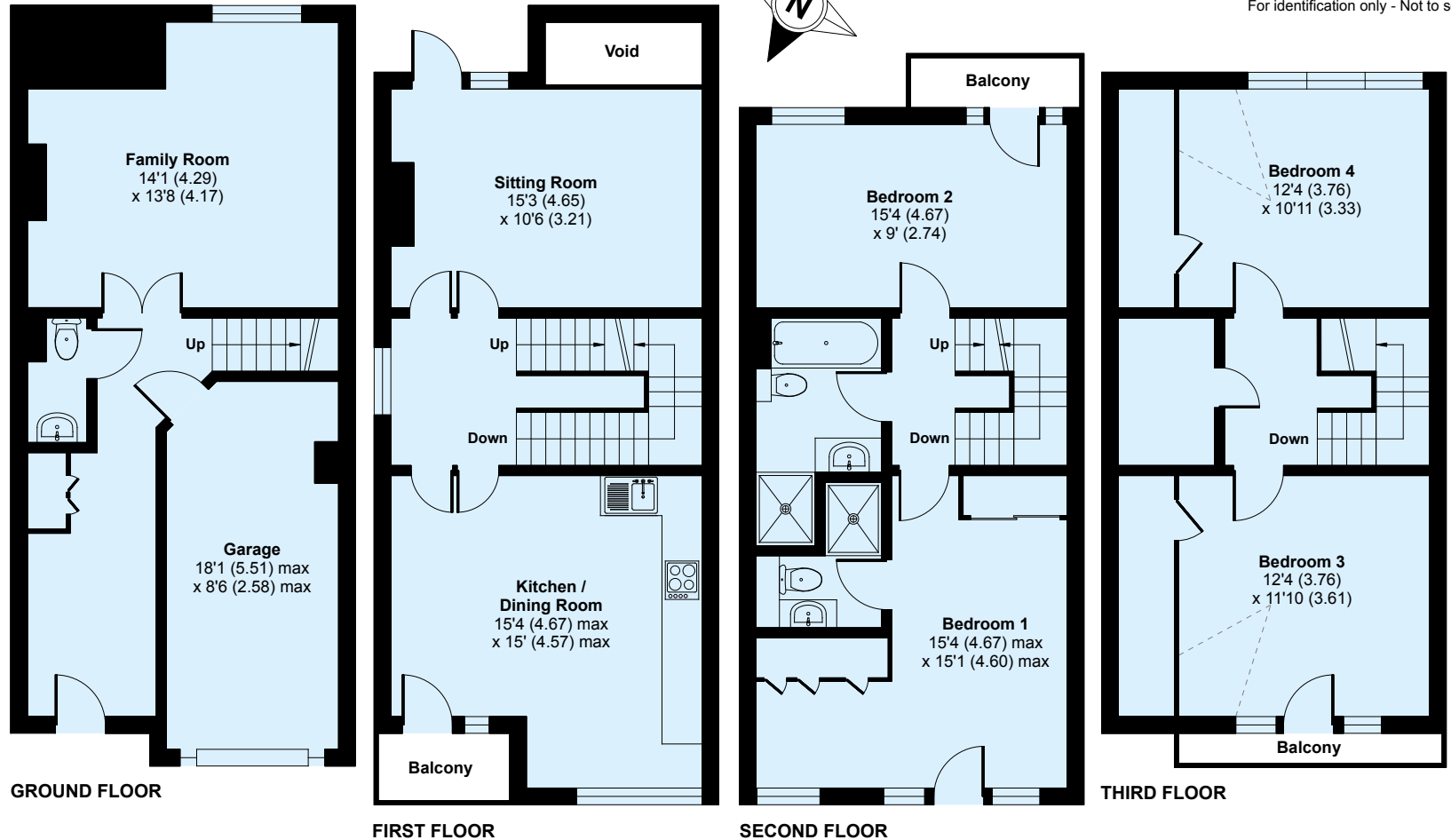
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Denotes restricted head height



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Approximate Area = 1817 sq ft / 168.8 sq m (excludes garage & void)

Limited Use Area(s) = 30 sq ft / 2.8 sq m

Total = 1847 sq ft / 171.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Batcheller Monkhouse. REF: 1083730

