



Hollies

Reynolds Lane, Tunbridge Wells, Kent, TN4 9XN

Batcheller
Monkhouse

Our Corner of England

Hollies

A well presented and improved detached, family home in an ever popular location within walking distance of local primary and grammar schools. The property has excellent entertaining space, an open plan kitchen, flexible accommodation and surprisingly private, mature, south-west facing landscaped gardens.

Ground Floor

- Entrance Hall
- Sitting Room with Garden Room
- Open Plan Kitchen/Family/Dining Room
- Utility Room
- Shower Room
- Adaptable Storage Room

First Floor

- Four Double Bedrooms
- Family Bathroom
- Separate Shower Room

Outside

- Off-road Parking
- Mature Gardens



DESCRIPTION

Hollies has been a much loved family home for the present owners for the past twenty eight years. In that time they have undertaken numerous improvement works, including an extension, and landscaping of the garden and viewing is recommended to fully appreciate all that is on offer.

The property is arranged as follows:

- Good sized **entrance hall** with stairs rising with glass balustrade and good use of space under the stairs for storage units.
- The **sitting room**, which is a welcoming light room with windows to the front, sliding doors opening to **garden room** which in turn has bifold doors opening to the rear terrace.
- There is an excellent L-shaped **kitchen/family/dining room** which has engineered oak finished flooring. The dining area has double doors and windows to the rear garden and a fireplace with inset gas/coal effect wood burner. The kitchen has a good range of modern units, which extend to an island. There are recycled eco-glass worktops, with Rangemaster six burner stove and Rangemaster dishwasher, Samsung American fridge/freezer, window to the garden.
- **Utility room** with provision for washing machine and tumble dryer further sink and working surfaces and window to the rear.
- **Shower room** is good sized with shower cubicle, WC, wash basin and skylight.
- There is an inner hall with door to the front and a useful **storage room**.
- On the **first floor** is a good size landing leading to **four double bedrooms**, one of which is arranged with built in cupboards, a **modern bathroom** and **shower room**.

OUTSIDE

Gated entrance opening to a brick paved parking area, mature shrubs, a good level area of lawn with further mature planting and greenhouse and shed. To the rear of the property, which is south west facing, is an excellent, broad, paved terrace across the width of the house with stylish modern stainless steel balustrade; mature hedges providing a degree of seclusion, and a lower area of garden with slate chippings and further raised flower beds.





AMENITIES

Local: Hollies enjoys an excellent position in the St John's area of Tunbridge Wells with local cafes, Waitrose, M&S, restaurants, pubs and sports centre. The nearby St John's Recreation Ground has a children's playground, tennis courts, bowling green and cafe. The Royal Victoria Place shopping centre, High Street, restaurants, pubs, theatres and mainline station are close at hand within a mile.

Towns: Tunbridge Wells town centre (0.8 miles), Southborough (1.1 miles), Tonbridge (3.5 miles), Sevenoaks (10.5 miles).

Transport: Tunbridge Wells Station (0.9 miles), High Brooms Station (1.3 of a mile), Gatwick Airport (25 miles).

Schools: The property is very well located for St John's Primary School, Tunbridge Wells Grammar schools and well regarded secondary schools; Bennett Memorial and St Greggs, alongside a selection of private schools.

Leisure: St John's Recreation Ground, St Johns Sports Centre, numerous golf clubs and parks in Tunbridge Wells, Trinity and Assembly Hall Theatres.

DIRECTIONS

From Tunbridge Wells head in a northerly direction along St John's Road turning left into Culverdon Down, after 0.1 of a mile turning right into Reynolds Lane where the property is found a short distance after 0.1 of a mile on the left hand side.

What3Words: ///eggs.legend.fonts

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 K159942

EPC: EPC rating D

Council Tax Band: F

GUIDE PRICE £1,000,000 - £1,100,000

Viewings

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



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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.

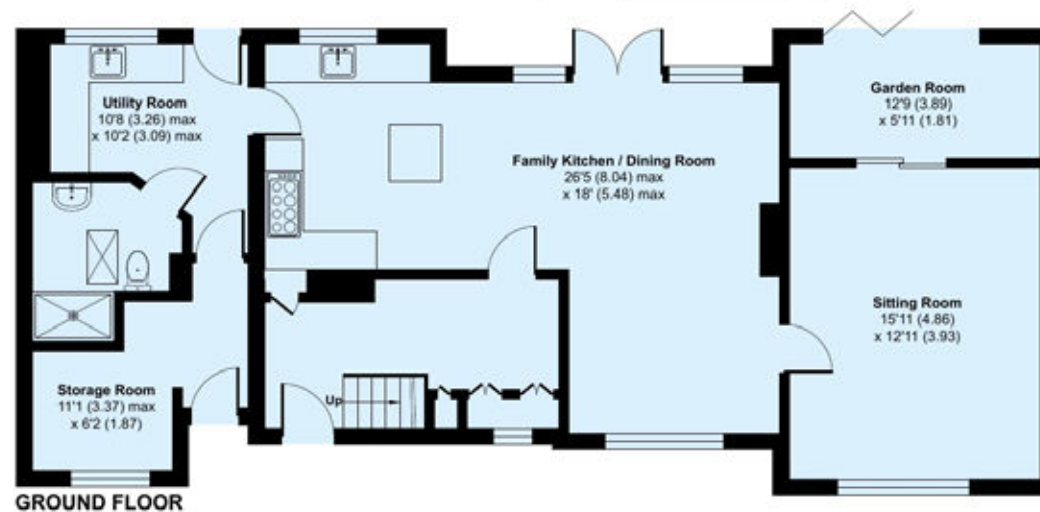
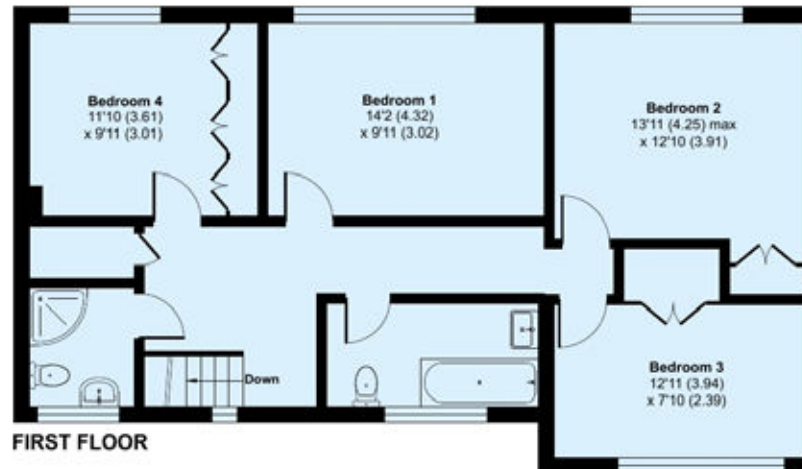
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Approximate Area = 1835 sq ft / 170.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Batcheller Monkhouse. REF: 1342957

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