



15 Frant Road, Tunbridge Wells, Kent, TN2 5SD

Guide Price £1,500,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Brackets are delighted to be offering for sale this detached Victorian villa with rendered and colour washed elevations set within a wide plot that affords a good deal of potential – subject to the necessary local authority consents. This characterful home retains a host of original period features including deep mould skirtings, high ceilings with moulded detail and a number of fireplaces extending through the building. Arranged over three floors the accommodation extends to 2,228 sq ft (207 sq m) in total and affords flexibility of use. Currently arranged as follows; a generous bright hallway with stairs both up and down, a bay fronted sitting room with a feature timber surround to a fireplace with tiled slips and open flue, further window to side, dining room with a marble fireplace and mantle, square bay to rear, kitchen with window and door to rear, assorted wall and base units. The lower ground floor can also be accessed from the rear garden and it comprises 3 rooms with a further kitchenette a separate WC and a shower room. On the top floor of the house the principal bedroom has a bay to the front and a feature fireplace, the second bedroom has a square bay to the rear where there are 2 further bedrooms and a bathroom, with a period suite that comprises a claws foot bath, a high level WC and a wash basin with airing cupboard to one corner. As previously referenced the house sits on a “double width” 0.43 acre plot with car port adjacent to the property and further parking and turning to the side. The gardens to the rear are primarily laid to lawn with mature shrubs, borders and hedging that affords the lower portion of the garden a good deal of privacy. There is also a large greenhouse and historically productive areas of kitchen garden.

- South Side of Town
- Opposite The Mead School
- ½ mile – Mainline Station
- ½ mile – Pantiles / Common
- Characterful Victorian Villa
- Host of Period Features
- Gas Central Heating
- Considerable Potential
- 0.43 acre Plot
- No Forward Chain





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

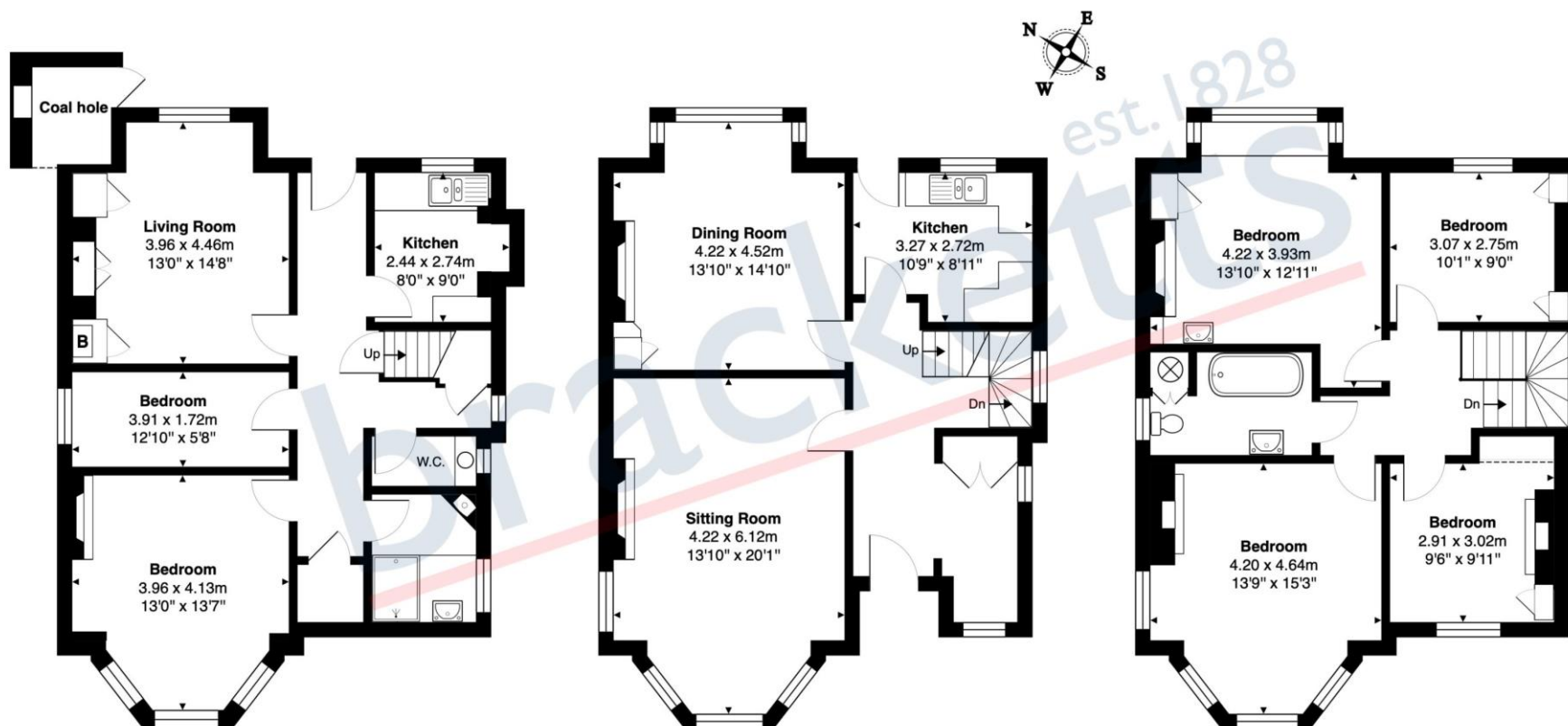
Council Tax Band: G



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

# 15 Frant Road, Tunbridge Wells

Gross Internal Area Approx 2228 sq m / 207 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		www.epc4u.com

27-29 High Street  
Tunbridge Wells, Kent TN1 1UU  
01892 533733  
tunbridgewells@bracketts.co.uk

When experience counts... **bracketts** est. 1828