



116 Farmcombe Road, Tunbridge Wells, Kent, TN2 5DL

Guide Price £950,000 Freehold

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Situated on the sought-after south side of Tunbridge Wells, just a short walk from the highly regarded Claremont Primary School and within easy reach of the mainline station, this four-bedroom detached family home offers generous accommodation with fantastic potential to modernise and personalise. The property has already been extended and provides flexible living space to suit a growing family's needs. The ground floor comprises a welcoming entrance hall, a bright and spacious sitting room with a bay window overlooking the front garden, a feature fireplace, and double doors opening into a 20ft dining room with views over the rear garden. The kitchen is fitted with a range of wall and base units, includes a walk-in larder, and also enjoys a garden outlook. A large utility room offers scope for integration into the kitchen (subject to planning), and it provides access to a convenient downstairs shower room with WC. Upstairs, a generous landing leads to four well-proportioned bedrooms, a family bathroom, and a separate WC. The rear-facing rooms enjoy leafy garden views, with vibrant seasonal colours providing a lovely backdrop. Externally, the front garden is attractively laid to lawn with mature trees and shrubs. A driveway provides off-street parking and could be widened to accommodate more vehicles if desired. There is also a garage and side access to the beautifully maintained rear garden, which features a raised patio area, shaped lawn, well-stocked borders, and a variety of mature plants and trees. Additional highlights include a nearby bus stop with regular services into the town centre, close proximity to Hawkenbury Park, the Neville Tennis Club, Neville Golf Course, and Farmcombe Road Open Space, ideal for dog walking, a local convenience store, and the popular Fuller's butchers. Claremont Primary School is just a five-minute walk, and the town centre and Tunbridge Wells mainline station are approximately a 20-minute stroll away.

- A Detached 4 Bedroom Family Home
- Situated In the Favoured South Side of Tunbridge Wells
- Potential for Modernisation and Remodelling
- Sitting Room with Bay Window and Fireplace
- 20ft Dining Room with Views of the Garden
- Potential To Extend the Utility into the Kitchen (subject to planning)
- Downstairs Cloakroom and W.C
- Stunning Gardens
- Driveway with Parking





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: F



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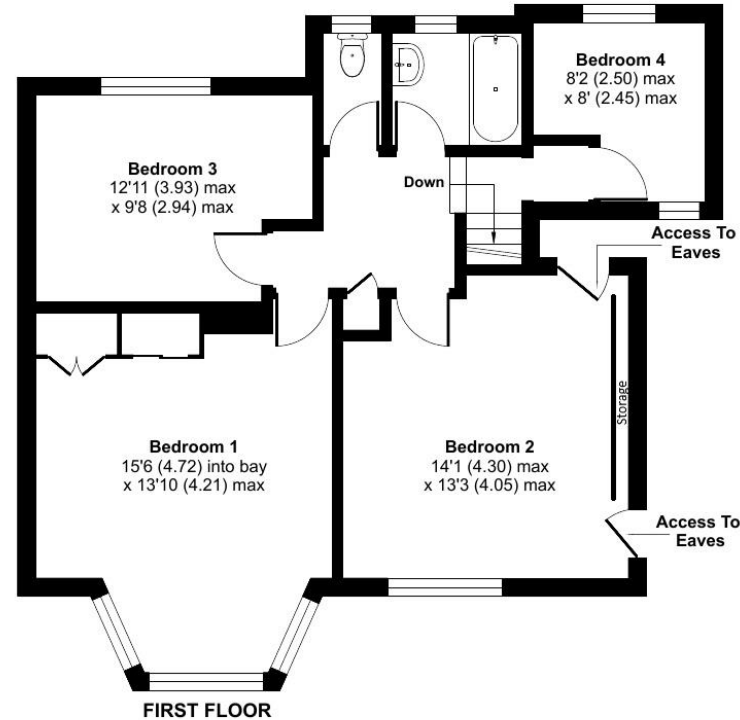
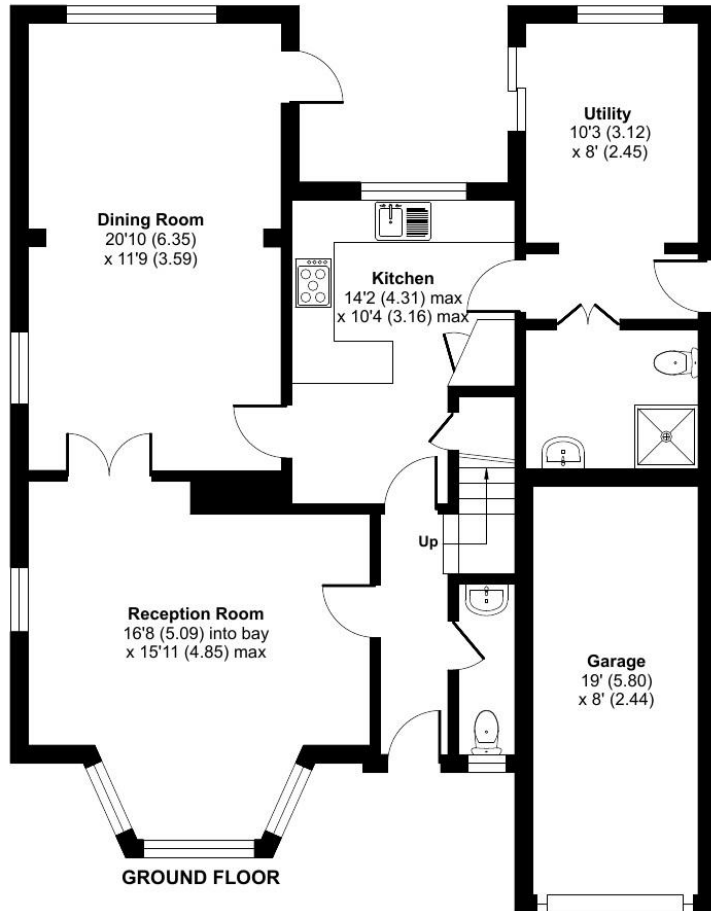
Farmcombe Road, Tunbridge Wells, TN2

Approximate Area = 1592 sq ft / 147.9 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1739 sq ft / 161.5 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 68 | 74 |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts Ip. REF: 1316315

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