



Mill Farm Close, Tunbridge Wells, TN3
Guide Price £950,000

Hidden Gem in a Private Gated Setting - A Home That Must Be Seen | Freehold



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Set quietly within an exclusive gated enclave on the outskirts of Southborough, this beautifully presented detached home delivers modern family living with a refined edge. From the moment you arrive, the sense of privacy, space and quality is unmistakable. A rare opportunity to secure a contemporary home in one of Tunbridge Wells' most desirable hidden settings.

The accommodation extends to approximately 1,800 sq ft, thoughtfully arranged over two floors and finished to create a bright, clean and spacious feel throughout.

At the heart of the home is the impressive open-plan living space, featuring a beautiful log burner set against exposed red brickwork with a wooden mantel shelf above, adding warmth and character while complementing the home's contemporary style. The room is wonderfully proportioned, providing ample space for both relaxing and entertaining, while maintaining a bright and uncluttered aesthetic. The open-plan kitchen and living area benefits from external access via a glazed side door, leading to the garden and partially paved patio with stone detailing.

On the first floor, the principal bedroom enjoys a walk-in dressing room and a stylish en-suite bathroom. The second bedroom features built-in wardrobes with automatic lighting and its own elegant en-suite, finished with tasteful tiling and an illuminated mirror providing ambient lighting. A third double bedroom, positioned between the two, benefits from a large fitted wardrobe.

A fourth, slightly smaller bedroom overlooks the front of the property, while a modern family bathroom with bath and separate shower completes the accommodation. All fitted wardrobes throughout the home are equipped with automatic lighting.

Externally, the property continues to impress. A brick paved driveway to the front provides ample off-street parking and enhances the home's smart, low-maintenance appeal. The generous patio and garden, accessed via a side gate and pathway along the righthand side of the house, provide an ideal space for outdoor dining, entertaining and family enjoyment.

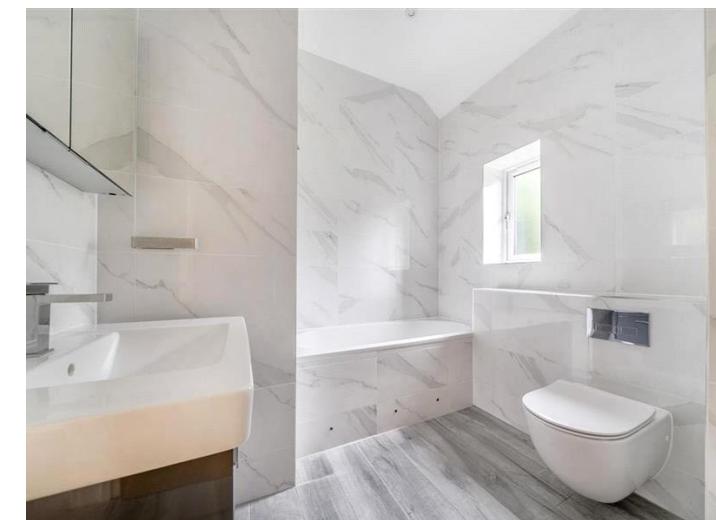
Council Tax Band: G (Tunbridge Wells Borough Council)

Tenure: Freehold

Service Charge £3,873.21

Parking options: Off Street

Garden details: Private Garden



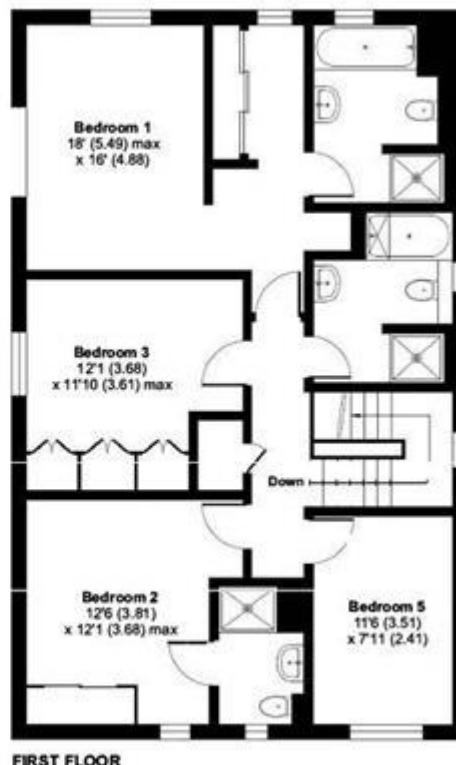
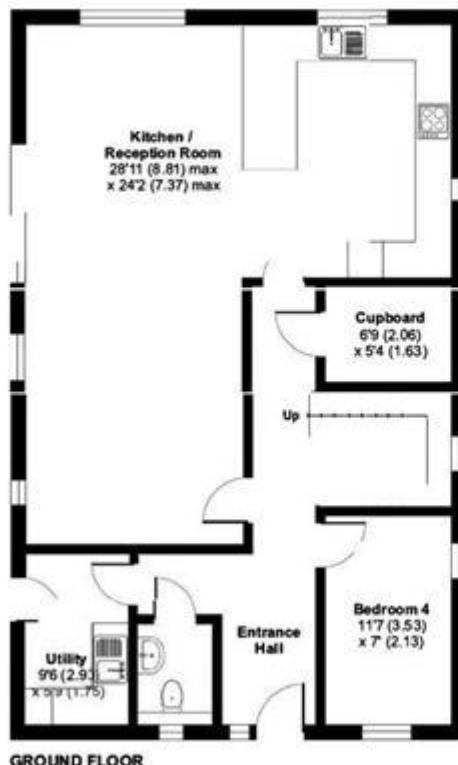
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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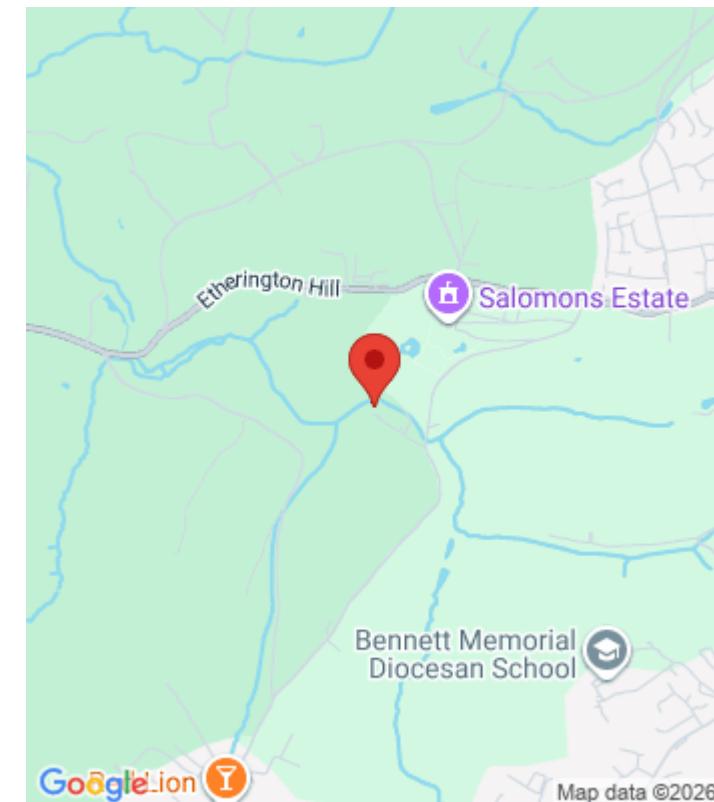
Approximate Area = 1842 sq ft / 171.1 sq m

For identification only - Not to scale



Certified
Property
Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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