



Parkview, Ely Grange Estate, Frant, Tunbridge Wells

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Parkview Ely Grange Estate Frant Tunbridge Wells TN3 9DY

A light and spacious detached house situated within a private gated estate together with gardens and grounds of about 3.58 acres

Frant station 1.3 miles (London Bridge 50 mins), Tunbridge Wells town and station 3 miles (London Charing Cross 55 mins), Tonbridge 9 miles, Gatwick Airport 24.4 miles

Reception hall | Drawing room | Family room/
Dining room | Conservatory | Playroom
Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom suite | 4 Further bedrooms
(2 en suite) | Family bathroom | Office | Library/
Study | Double garage | Gardens | About 3.58
acres | EPC rating C

The property

Parkview is a light and spacious detached house having elevations of brick partially relieved by tile hanging under a pitched tiled roof.

This impressive 5-7 bedroom house within a gated and much favoured Private Estate is light and well presented, having attractive gardens and parkland. In all about 3.58 acres.

The light and well proportioned accommodation is arranged over ground, first and second floors. The house is well designed and the flexible accommodation really flows. Many of the rooms enjoy views over the surrounding gardens and parkland, with distant views beyond. Particularly the delightful conservatory situated off the drawing room.

The kitchen/breakfast room is well fitted having been professionally installed by Potts of East

Malling. Not only does the kitchen have a vast expanse of granite topped work surfaces but also an island and plenty of cupboards. The 'Wolf' appliances include a hob and ovens. There is also a 'SubZero' Fridge freezer.

There is family/music/dining room off the hallway, as well as a separate playroom.

On the first floor there is a principal bedroom with a triple aspect and an impressive en suite bathroom/shower room. The remaining bedrooms can provide flexible living and can easily be used for a variety of uses as studies, further bedrooms or hobby rooms.

Location

Parkview enjoys an impressive situation approached down a long private drive which leads to the front of the house.

The village of Frant is delightful, famed for its village green, charming high street, two pubs, shop (including post office), village school and church.

Royal Tunbridge Wells is about 3.15 miles away and offers a comprehensive range of shops and cultural amenities and restaurants serving all the usual day to day needs.

For those wishing to commute to London there is a main line station in Tunbridge Wells serving Charing Cross/Cannon Street in under an hour. Frant station is 1.3 miles away.

Recreational activities in the area include horse riding, off road biking at Bedgebury, walking the surrounding countryside, golf at a number of interesting courses in the vicinity. Sailing on the Kent and Sussex Coast or at Bewl Water.





Floorplans
Main House internal area 3,208 sq ft (298 sq m)
Garage internal area 420 sq ft (39 sq m)



Outside

The property is approached through double electrically operated wooden gates which lead to a parking and turning area adjacent to the house and double garage.

The glorious views that are on offer at the property are immediately apparent with a swathe of lawn to the side following the gentle slope downwards to the far rear boundary. A large paved terrace adjoins the home offering opportunities for outdoor entertaining and relaxation with steps leading down to the grassed area and flower borders contain an interesting variety of perennial plants, shrubs and specimen trees. Mature trees frame the boundaries.

The garden blends nearly invisibly to the parkland beyond. The parkland/paddocks could possibly be used for equestrian pursuits if required.

General

Local Authority: Wealden District Council
Services: All main electricity, gas, water, private drainage
Council Tax: Band H
Tenure: Freehold
Guide Price: £2,250,000

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

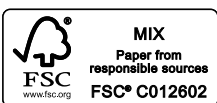
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