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7 Farmcombe Close

Tunbridge Wells, TN2 5DG

Occupying a peaceful position within the ever-popular Farmcombe Close, this attractive and thoughtfully extended three bedroom semi-detached home offers well-balanced family accommodation, a beautiful mature garden with a useful garden studio, and a wonderful setting within walking distance of the highly regarded Claremont Primary School, Tunbridge Wells town centre and the mainline railway station.

Tenure: Freehold

Council Tax Band: D

Energy Efficiency Rating: C

- Extended Three Bedroom Semi-Detached Family Home
- Highly Sought-After Cul-De-Sac Location
- Walking Distance To Claremont Primary School
- Bright Dual Aspect Sitting Room with Bay Window
- Impressive 28ft Family And Dining Room
- Shaker Style Kitchen With Breakfast Bar
- Principal Bedroom With En-Suite Shower Room
- Beautiful Mature Rear Garden Approx 55ft x 40ft
- Versatile Garden Studio With Power And Lighting
- Off Road Parking With Further Potential to Create an Additional Space





Occupying a peaceful position within the ever-popular Farmcombe Close, this attractive and thoughtfully extended three bedroom semi-detached home offers well-balanced family accommodation, a beautiful mature garden with a useful garden studio, and a wonderful setting within walking distance of the highly regarded Claremont Primary School, Tunbridge Wells town centre and the mainline railway station.

The property immediately feels welcoming, with a bright entrance hall leading to spacious and versatile living accommodation. The dual aspect sitting room at the front enjoys a lovely south-westerly orientation, allowing natural light to flood the room throughout the day. A bay window, picture rail and feature fireplace create an inviting space to relax.

To the rear of the property is an impressive family room and dining room extending to approximately 28 feet in length. This generous space has been designed very much with modern family life in mind, offering plenty of room for entertaining, family meals and everyday living. Patio doors and large windows frame views across the garden, while Velux roof windows enhance the sense of light and space, creating a seamless connection between inside and out.

The shaker style kitchen enjoys a pleasant dual aspect and is fitted with solid wood block work surfaces, a breakfast bar and space for a range style cooker, creating a practical yet sociable environment. A stable style door provides direct access to the garden, while there is exciting potential for those wishing to create a more open plan kitchen, dining and family space in the future, subject to any necessary consents.

Completing the ground floor is a useful utility and WC, providing additional storage together with space and plumbing for laundry appliances.

The first floor offers three well-proportioned bedrooms. The principal bedroom occupies the extended rear section of the house, overlooking the garden and benefiting from its own en-suite shower room. The second bedroom features an attractive bay window to the front, while the third bedroom is served by two Velux windows, making it an ideal child's bedroom, guest room or home office. A family bathroom completes the accommodation.

Outside, the rear garden is undoubtedly one of the property's standout features. Extending to approximately 55ft by 40ft and a westerly aspect, it offers an excellent balance of lawn, mature planting and established trees, including beautiful traditional Copella apple trees that provide both character and seasonal interest. Whether entertaining friends, enjoying family time or simply relaxing outdoors, it is a garden that can be appreciated throughout the year.

There is also the added benefit a garden studio with power and lighting connected, currently used as a workshop, offering excellent flexibility for those working from home, pursuing hobbies or requiring additional storage. A further timber garden shed provides yet more practicality.

To the front, the property benefits from off road parking together with a lawned frontage, while there is scope to create additional parking if desired, subject to the necessary consents.

Farmcombe Close remains one of Royal Tunbridge Wells' most desirable residential cul-de-sacs, combining a peaceful setting with exceptional convenience. Excellent schools, including Claremont Primary and the town's sought-after grammar schools, are all within easy reach, while Dunorlan Park, the town centre, The Pantiles and Tunbridge Wells railway station are all close by, making this a superb location for families and commuters alike.

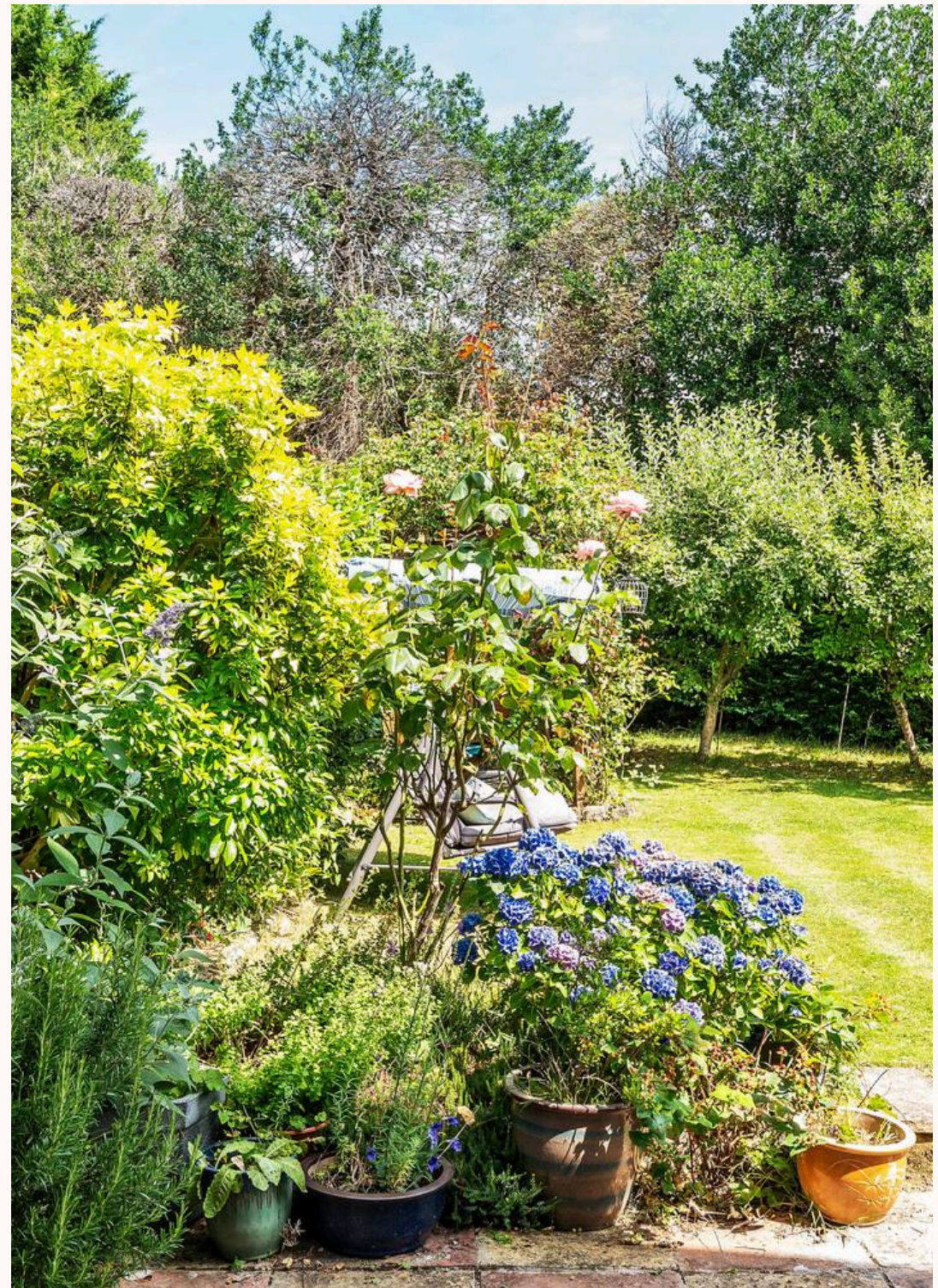
Families are particularly well served by the highly regarded Claremont Primary School, just 0.3 miles away, together with the area's excellent grammar schools including Tunbridge Wells Girls' Grammar School (0.6 miles), The Skinners' School (1.2 miles) and Tunbridge Wells Grammar School for Boys (1.4 miles). A selection of well-respected independent schools is also close by.

For day-to-day shopping, Sainsbury's Local, Tesco Express and M&S Foodhall are all within easy reach, while Royal Victoria Place (0.9 miles) provides a wide range of high street retailers. The historic Pantiles (1.3 miles) offers an excellent choice of independent shops, cafés, restaurants and regular markets.

The property is ideally positioned for enjoying Tunbridge Wells' green spaces, including Dunorlan Park (0.6 miles), Calverley Grounds (0.9 miles) and Tunbridge Wells Common (1 mile), with the beautiful High Weald countryside also nearby.

For commuters, Tunbridge Wells mainline station is approximately 0.8 miles away, providing regular services to London Bridge, Charing Cross and Cannon Street in around 50–55 minutes. High Brooms station (1.8 miles) offers an additional rail option, while the nearby A21 provides excellent road links to the M25, Gatwick Airport and the south coast.

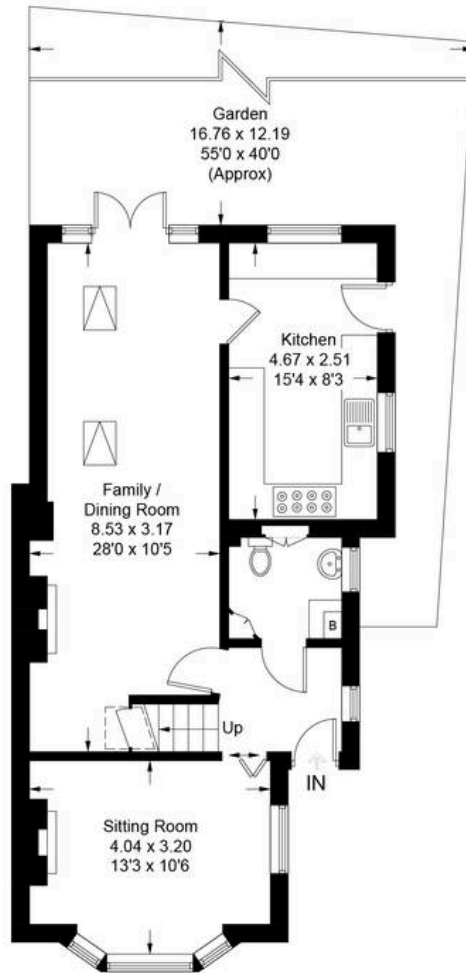
All distances are approximate.





= Reduced headroom below 1.5m / 5'0

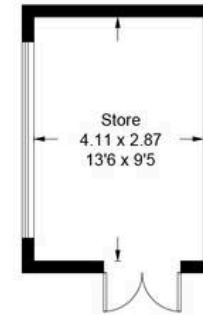
Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft
Store = 11.7 sq m / 126 sq ft
Total = 121.3 sq m / 1306 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1317044)

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