



Alexandre Boyes

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Fairways, Derwent Drive, Tunbridge Wells, TN4 9TB



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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Tunbridge Wells, TN4 9TB

- Electric Gate with Video Entry
- Ground Floor Shower Room/W.C
- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Boiler Room
- Second Reception/Studio Room
- Bedroom One with Dressing Room and Ensuite Bathroom
- Second Bedroom with Ensuite Shower Room
- Four Further Bedrooms
- Bathroom
- First Floor Laundry Room
- Double Garage
- Extensive Parking Area
- Garden with large terrace
- 10 Year Build Zone Warranty
- A Rated EPC
- Air Source Heat Pump
- Solar Panels with Battery Storage
- Underfloor Heating Throughout
- Triple Glazing
- Krieder Kitchen
- 1.2 Miles to Tunbridge Wells Station
- No Chain.



Fairways is a stunning newly constructed detached house, located in the highly popular Culverden area of the town built to an exceptional standard, and having everything one would hope to find in such a modern property. The house is one of the first 'A Rated' properties to be sold in the town, with solar panels, an air source heat pump, triple glazing, rainwater harvesting, sedum roofs and underfloor heating throughout. The ground floor accommodation has a beautifully appointed Krieder kitchen with dual doors opening onto the landscaped garden with large terrace ideal for entertaining. The studio room 25' x 21'7", opens onto an inner courtyard with water feature and could be easily adapted to make a home gym, cinema room or annex potential.

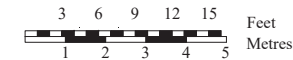
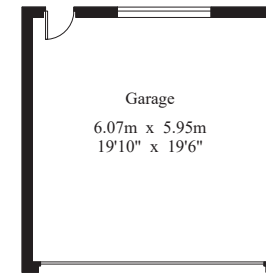
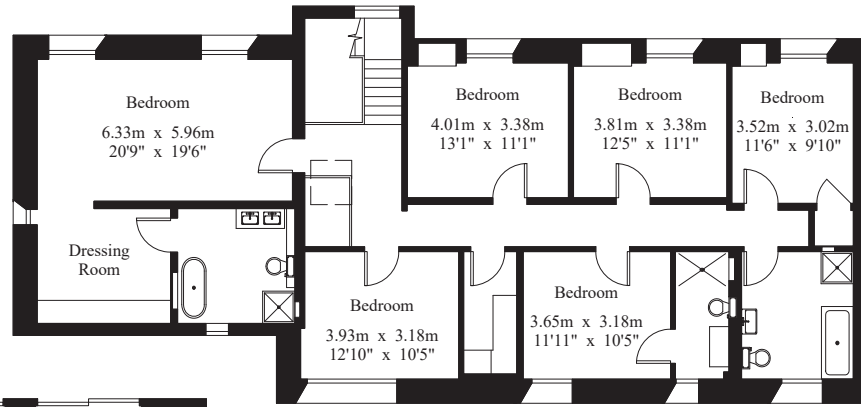
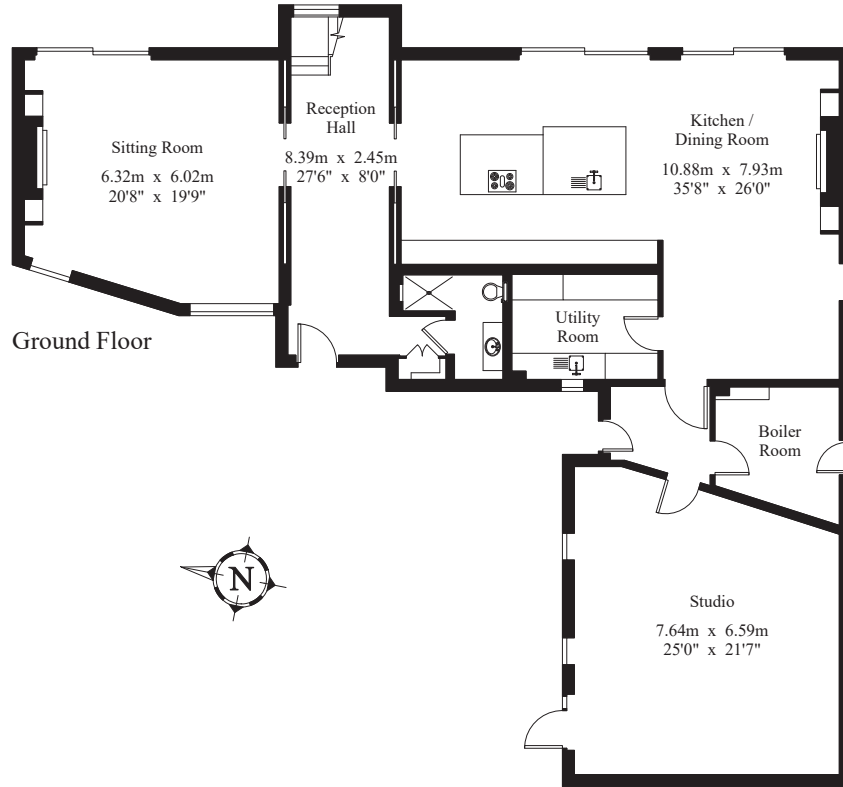
It is also ideally situated for access to Rose Hill Preparatory School as well as the numerous primary and secondary schools in the vicinity, including Bishops Down Primary, Skinners, Tunbridge Wells Girls Grammar and Bennett Memorial. This is an exceptional family house in one of the town's most popular locations and a viewing is highly recommended.

Viewing Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property



## Fairways

House - Gross Internal Area : 367.3 sq.m (3,953 sq.ft.)  
 Garage - Gross Internal Area : 36.2 sq.m (389 sq.ft.)



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Score	Energy Rating	Current	Potential
92+	A	92 (A)	92 (A)
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

