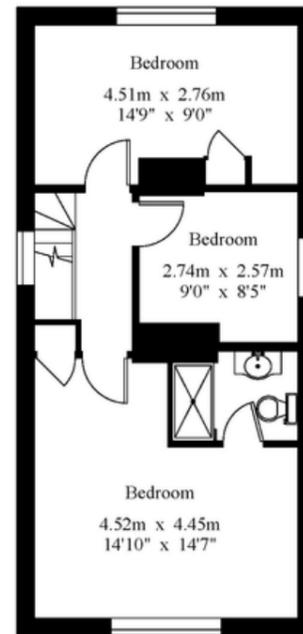
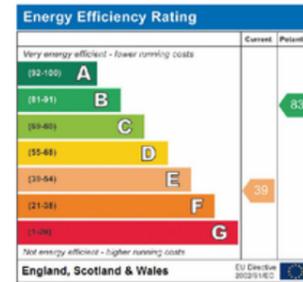


The Cottage

Gross Internal Area : 125.9 sq.m (1355 sq.ft.)
(Including Garage)



First Floor



For Identification Purposes Only.
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The Cottage

Woodbury Park Road, Tunbridge Wells, TN4 9NQ

SUMNER PRIDHAM

A former Victorian Coach House, converted to create an interesting detached period property, in an elevated tucked away position convenient to schools and the town centre, with potential for enlargement if required, subject to consents.

Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Garage, Off Road Parking, Front and Rear Gardens

£550,000 - £575,000 Freehold





Property Description

The Cottage enjoys a quiet, tucked away location above Woodbury Park Road and benefits from distant views over the town to the front

A former Victorian Coach House, converted to create an interesting detached period property

Internally there are large well proportioned rooms with tall ceilings, together with large windows giving excellent natural light

The town centre and mainline stations are within walking distance and The Cottage is within Tunbridge Wells Girls Grammar School and The Skinner's School catchment
Front door to an entrance hall with coat hanging rail, leads to an inner hall with exposed floorboards and a period staircase leading to the first floor

To the front is a well proportioned sitting room with large windows both to the side and in a bay window to the front overlooking the garden and town beyond. Pine fireplace surround with cast iron inset and slate hearth, exposed wooden floorboards

Kitchen/breakfast room with tall ceiling plus a large window providing good natural light overlooking the rear garden.



Fitted with a range of cupboards and wooden work surfaces which include a breakfast bar, beneath is plumbing for a washing machine and dishwasher. De'Longhi range cooker with stainless steel extractor above. Wall mounted gas fired boiler providing central heating and hot water. Under stairs cupboard with light connected

Dining room with exposed wooden floorboards and French doors leading out to the rear garden. There is also window to front and part vaulted ceiling

Bathroom with corner bath with shower attachment, low-level WC, pedestal washbasin, towel/radiator and large window to side

Period staircase leading to the first floor landing

Bedroom 1 to the front with far reaching views over the town, part vaulted ceiling

En-suite shower room with shower cubicle, low-level WC, washbasin with vanity unit and cupboard beneath, towel/radiator and window

Good sized bedroom 2 with part vaulted ceiling and large window to the rear

Single bedroom 3 with window to the side

Outside

To the front of the property there is a long drive providing multiple parking, leading to a garage with up-and-over door, storage attic area and power and light connected

The enclosed part walled rear garden, accessed via the French doors in the dining room and the kitchen side door, is laid to lawn with raised beds, paved paths, garden shed, seating areas and a side access

Practicalities

Tunbridge Wells Borough Council Tax Band E

Commuter service to London Charing Cross and Cannon Street in just an hour from High Brooms station 0.8 miles or the central station 0.9 miles

Within 0.5 miles of The Skinner's School and the Girls Grammar School

0.6 miles to Royal Victoria Place Shopping Centre

Directions

Proceed north up the London Road and at the top at the small roundabout continue straight on to the St Johns Road. Turn right into Woodbury Park Road, continue past the first crossroads and The Cottage will be found after a short distance on the left hand side up above the road, marked by our 'For Sale' board

Viewing.

Strictly by appointment through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615