



Lower Cemetery Lodge  
Bayham Road | Tunbridge Wells | TN2 5HX

FINE & COUNTRY





# Step inside

## Lower Cemetery Lodge

This adorable and unique lodge was constructed in the mid-1800s in the identical stone as the chapel that was built at the same time. Although it has wonderful features, both externally and internally, the property has the advantage of not being a listed building, so there is always the opportunity to extend the cottage as it nestles in a beautiful garden, with views overlooking the Kent countryside as far as Frant.

The property is located on the outskirts of Tunbridge Wells and approached through a pair of impressive solid wood automatic gates, flanked by high hedging and stone walling, and leads to a spacious driveway where you can park numerous vehicles. It is at this stage you can begin to appreciate everything about this delightful L-shaped cottage style lodge when you see the outer stone walls, the high chimney stack, roof finials, the fascinating shaped mullioned leaded light stained glass windows and the arched shaped period front door.

Once across the threshold the unique features continue internally with stone walls, pine doors, oak lintels and staircase as well as simply stunning and unique stained glass windows in many of the rooms. They include one with the Royal Tunbridge Wells armorial bearing and motto 'Do Well Doubt Not', although the literal Latin translation is actually 'Act Right Doubt Not.'

The hall has tiled flooring that flows throughout the flexible ground floor accommodation. This includes the spacious warm and welcoming country style kitchen/breakfast room with its stained glass windows and brightly coloured Rayburn stove for cooking as well as heating and hot water, although there is also an electric immersion heater as back up. The very attractive shaker and dresser style units house an integral dishwasher, fridge and freezer, while still leaving

plenty of space for the family to sit around a farmhouse type table and chairs. An open archway leads to the utility room with laundry facilities and French doors to the rear terrace.

There is a charming dual aspect sitting room with stone walls, built in shelving either side of the stone chimney breast and fireplace with a log burner that makes a wonderful focal point and will warm you up on a cool winter's evening. While another reception room with a solid wood beam over the fireplace could be a useful study for anyone working from home, a dining room for those more formal occasions or a double bedroom as it has a surprisingly trendy en suite shower room with a blue circular handbasin.

The stairs with their ornate newel posts lead up to the armorial stained glass window and on to the galleried landing with access to a simply stunning contemporary family bathroom with storage cupboards, an impressive slate tiled wall, a separate shower and a central stand-alone slipper bath where you can lie and watch the sun shining through the colourful windows. This bathroom serves two double bedrooms with partially vaulted ceilings including one with fitted cupboards and a stone wall and the master that has panoramic countryside views you can enjoy through the leaded light windows, a stone wall and chimney breast as well as a fireplace.

Outside this cottage provides even more delights with a large terrace for outdoor entertaining as well as being just the place to sit and enjoy the views and watch the local wildlife. The terrace leads to a large flat lawn with flower beds and trees surrounded by high hedging providing privacy and security and there is a side path flanked by clipped hedges. There are also solid wood gates on either side of the cottage leading to the driveway.



# Seller Insight

“ This has been our home for the past 19 years and it has always been a very special place. It is extremely quiet and peaceful and when we close the outer gates behind us whenever we return to our home, we just feel the nature all around. However it is time to start a different chapter and pass it on to new owners who will hopefully love everything this cottage has to offer.

Although we are surrounded by nature and the countryside, we are only a couple of miles from the centre of Tunbridge Wells, while the A21/M25 and A26 are easily accessible for motorists wanting to go to Tonbridge or Sevenoaks, a trip to the countryside, the beach or the airport. We are also close to the Neville Golf Club for golfing aficionados.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants, while the rest of the town also includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London within an hour. Additional entertainment facilities include a nine-screen Odeon cinema, the Trinity Theatre, the well-respected Assembly Theatre and exhibitions in the Amelia Scott cultural centre. Additional sports clubs offer cricket, football, rugby and tennis and there is also the indoor sports and tennis centre as well as a swimming pool.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted are St James and St Peters' C of E primary schools and the Bennett Memorial Diocesan School, the St Gregory's Catholic School, Skinners and Tunbridge Wells Girls Grammar School secondary schools. While the nearest primary is Claremont and this has been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Holmewood House and Beechwood prep and secondary school.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel**

Tunbridge Wells station	2.5 miles
Tonbridge	7.7 miles
Sevenoaks	14.0 miles
Dover Docks	53.6 miles
Channel Tunnel	42.5 miles
Gatwick Airport	25.7 miles
Charing Cross	49.1 miles

By Train from Tunbridge Wells	
London Bridge	51 mins
Cannon Street	56 mins
Charing Cross	55 mins
Victoria	1hr 19 mins

**Leisure Clubs & Facilities**

- Tunbridge Wells Sports Centre
- Tunbridge Wells Borderers Cricket Club
- Tunbridge Wells Rugby Club
- Tunbridge Wells Croquet Club
- Tunbridge Wells Tennis Club
- Bayham Football Club
- Neville Golf Club

**Healthcare**

- Kingswood Surgery
- Lonsdale Medical Centre
- Wells Medical Centre
- Kingswood Surgery
- Grosvenor and St James
- Tunbridge Wells Hospital

**Education**

- Primary Schools
- Claremont Primary
- St James' C of E Primary
- St Peter's C of E Primary
- Hildenborough Primary
- Somerhill (independent)
- Hilden Grange Preparatory
  
- Secondary Schools
- Tunbridge Wells Girls Grammar
- Tunbridge Wells Boys Grammar
- Hill View School for Girls
- The Judd School (Voluntary aided)
- Tonbridge School (Independent)

- 01892 511833
- 01892 530329
- 01892 546422
- 01892 511833
- 01892 544777
- 01622 729000

- 01892 531395
- 01892 523006
- 01982 525727
- 01732 833394
- 01732 352124
- 01732 351169

- 01892 520902
- 01892 529551
- 01732 352793
- 01732 770880
- 01732 365555

**Entertainment**

- Odeon Cinema complex
- Trinity Theatre
- Assembly Theatre
- Vittle and Swig
- Thackarays
- The Ivy

**Local Attractions/landmarks**

- Local Attractions/landmarks
- Tonbridge Castle
- Hever Castle
- Chartwell
- Penshurst Place
- Knole House and Park
- Hall Place Leigh

### Ground Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



### First Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



### GROUND FLOOR

Entrance Hall	
Living Room	13'8 (4.17m) x 12'4 (3.76m) narrowing to 11'6 (3.51m)
Kitchen	13'6 x 11'8 (4.12m x 3.56m)
Utility Area	10'1 x 4'4 (3.08m x 1.32m)
Dining Room/Bedroom 3	11'5 x 9'3 (3.48m x 2.82m)
Shower Room	12'0 (3.66m) x 4'5 (1.35m) narrowing to 3'3 (0.99m)

### FIRST FLOOR

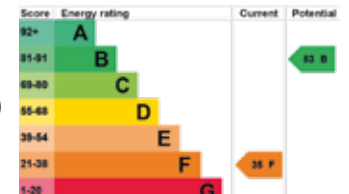
Landing	
Bedroom 1	14'0 x 11'6 (4.27m x 3.51m)
Bedroom 2	13'10 (4.22m) narrowing to 12'6 (3.81m) x 11'8 (3.56m)
Bathroom	11'7 (3.53m) narrowing to 8'10 (2.69m) x 10'5 (3.18m)

### OUTSIDE

- Gated Off Road Parking
- Front Garden
- Rear Garden

£ 850,000

Council Tax: E  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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