



Devey Cottage, Pembury Grange, Tunbridge Wells







An impressive and well-proportioned west wing of a Grade II listed Victorian home, renovated to an exceptionally high specification, within close proximity to the town centre.

### Situation

The property is located on the eastern edge of Tunbridge Wells, within easy reach of the principal shopping areas, with many major national stores in Royal Victoria Place; specialist shops, boutiques, and independent cafes can be found in the famous Pantiles and the Old High Street, with its elegant colonnades and often hosting fairs and festivals.

Tunbridge Wells has a vast array of open spaces provided by a multitude of parks, including Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove, with outdoor tennis courts. Leisure facilities are a short distance away, which include two theatres, a sports and leisure center, and two golf courses.

The area is renowned for an excellent choice of educational facilities within the state and private sector schools, including Beechwood Sacred Heart School, Tunbridge Wells Girls Grammar, and The Skinners School.

### Distances

Tunbridge Wells Station 2.2 miles (London Bridge from 42 minutes). A21 (Pembury) 2.5 miles. Gatwick Airport 35.6 miles. London 45.8 miles. (All times and distances are approximate)



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## The Property

Situated on the eastern edge of Tunbridge Wells, Devey Cottage forms the west wing of this substantial Grade II listed home, built in 1869 by the renowned architect George Devey for Neville Ward whose father laid out the Calverley Park Estate. The property has been comprehensively renovated and refurbished to an exceptionally high standard, blending its period features with an array of excellent modern touches to provide generous and flexible accommodation.

The property comprises a fabulous living room with wooden flooring and a feature fireplace with a large window affording views to the outside. To the rear of the property is a superb vaulted panelled kitchen offering a large curved island with seating, fitted wall and base units, fully integrated Siemens appliances, and a Swedish wood-burning stove. A study area and cloakroom complete the ground floor.

Steps lead up to the first floor with three generous-sized bedrooms with a well appointed family bathroom. The principal suite enjoys an attractive outlook with wood flooring, plenty of space for furnishing, and a stand alone bath with a stylish en suite with shower.

On the second floor, there are two additional bedrooms, both with integrated storage and a family bathroom.

To note, on the lower ground floor there is a sizeable basement that is split into multiple rooms, some of which are currently used for storage, and which offers great potential for further development.

## Gardens and Grounds

To the front of the property is an attractive large, courtyard wrapping around to the front and sides of the house, providing the perfect space for entertaining and alfresco dining. The rear of the property is a separate garden, detached from the property.







### Directions (TN2 4RP)

From Tunbridge Wells station (Mount Pleasant Road) proceed up the hill and turn right at the traffic lights on to Crescent Road. At the mini roundabout, take the third exit on to Calverley Road and then immediately left on to Calverley Park Gardens. Continue for 0.3 miles and then turn left on to Pembury Road and then after a short distance, turn left into Blackhurst Lane and then immediately right into Sandown Park. Continue for half a mile and turn right into Pembury Grange. Take the first turn on the left signposted to Devey Cottage, where the property can be found after a short distance on the right.

### Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax TBC

Tenure Freehold

Services Mains water and electricity. Gas-fired central heating. Mains drainage.

Viewings Strictly by prior appointment with Knight Frank, LLP





**Approximate Gross Internal Floor Area**

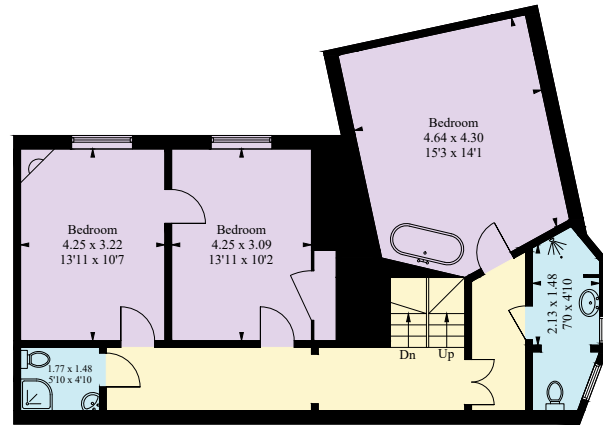
Main House = 248.2 sq m / 2,672 sq ft

Basement = 47.6 sq m / 512 sq ft

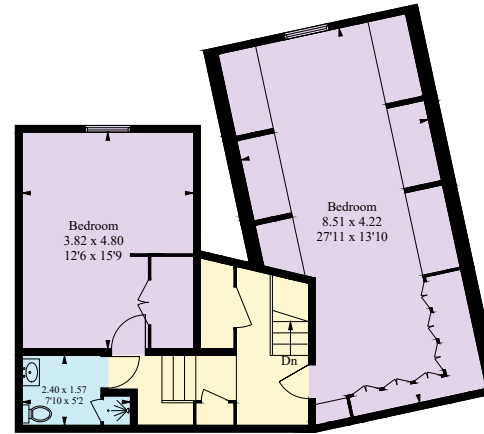
Total Area = 295.8 sq m / 3,184 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

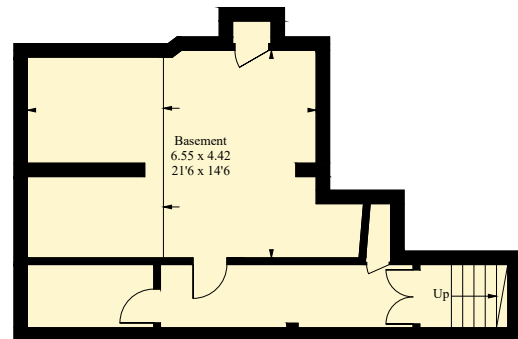
Attention is drawn to the important notice on the last page of the text of the Particulars.



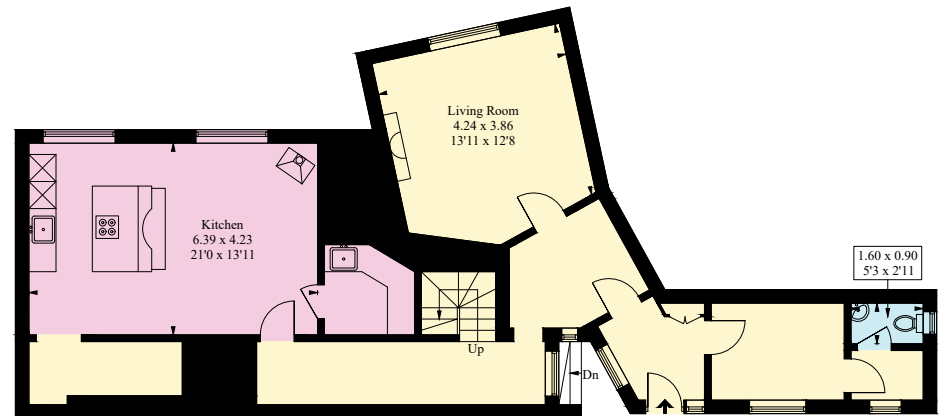
First Floor



Second Floor



Basement



Ground Floor

**Knight Frank**  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
Ross Davies  
01892 515035  
[ross.davies@knightfrank.com](mailto:ross.davies@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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