

Cornford Lane, Tunbridge Wells





A unique detached family home in a semi-rural location, offering versatile accommodation and beautifully landscaped gardens.

Situation

The property is located on the eastern edge of Tunbridge Wells along a country lane.

The town centre with its comprehensive range of shopping facilities, restaurants, theatres, coffee shops and supermarkets is less than 2 miles away. Dunorlan Park with its lake and 78 acres of open space is under a mile by foot from the property. There are many highly-regarded schools in the Tunbridge Wells and Tonbridge area, including grammar schools, and Stafford House is particularly well placed for The Skinners' Kent Academy and Beechwood Sacred Heart.

Distances

Tunbridge Wells Station - 1.9 miles (London Bridge from 42 minutes).

A21 (Pembury) - 0.9 of a mile. M25 (J5) - 15 miles. (All times and distances are approximate)



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The Property

A period home with later additions, the property offers versatile family living accommodation in excess of 3,000 sq ft.

A very good-sized entrance hall leads to all of the principal living space. There are two bright and spacious sitting rooms on the ground floor, with a third reception room used as a study by the current owners and benefitting from a separate shower room, making it a potential downstairs bedroom. The kitchen is situated at the rear of the house with a range of shaker wall and base units with stunning granite worksurfaces and space for a range cooker. The kitchen leads directly into the dining room with bi-fold doors providing direct access to the garden – ideal for al fresco entertaining. Also to note on this level is a downstairs cloakroom, separate studio space and steps leading down to a very useful basement utility room.

The principal bedroom is located on the first floor with an adjoining dressing room and a well-appointed en suite bathroom. There are four further bedrooms on this level, served by a family bathroom and separate shower room.

Gardens and Grounds

The garden has been lovingly cared for by the current owners, wrapping around the house with an expanse of lawn bordered by established shrubs and trees. Seating areas are well placed to enjoy the surroundings.

The house is approached via a private driveway providing off-street parking, leading to the house and a useful detached outbuilding. There is also a detached single garage at the end of the garden with further space for parking.







Directions (TN2 4RB)

From the A21 at Pembury, proceed towards Tunbridge Wells on the A264 (Pembury Road) and after approximately 0.7 of a mile, turn left onto Halls Hole Road. Take the second left onto Cornford Lane where Stafford House will be found almost immediately on the right hand side.

Property information

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

Local Authority: Tunbridge Wells Borough Council.
Tel: 01892 526121

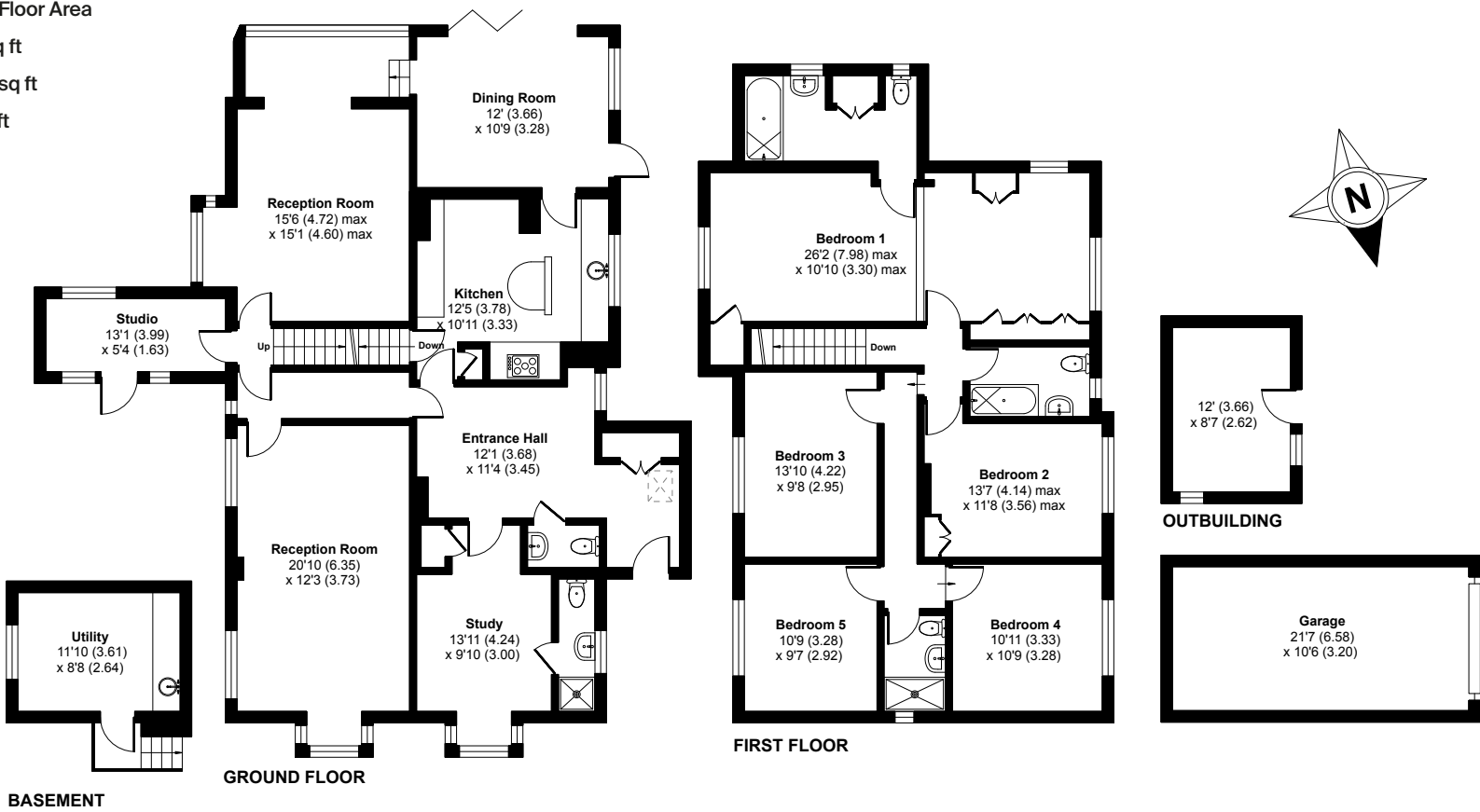
Council Tax: Band G

Tenure: Freehold

Viewings: Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area
House: 272.6 sq m / 2,935 sq ft
Outbuildings: 9.6 sq m / 103 sq ft
Total: 282.2 sq m / 3,038 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.

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