

Manor Lodge, Bishops Down Road



Manor Lodge, Tunbridge Wells, Kent

The ultimate country house within the town, an iconic Victorian Villa renovated to an exceptional standard with a detached 'Bothy' with planning permission for conversion into a self contained annexe. The house has spacious and a striking interior, all set in a wonderful position overlooking Tunbridge Wells Common.

Tunbridge Wells mainline station - 0.7 miles (London Bridge from 42 minutes). A21 - 3 miles. M25 (J5) - 17 miles.

(All times and distances are approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council: 01892 526121

Council tax band: G

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





Situation

Manor Lodge is located in a tranquil and tucked away position, situated close to the Spa Hotel in Tunbridge Wells, with the town centre approximately 1 mile away and provides a comprehensive range of shopping facilities including many major national stores at the Royal Victoria Shopping Centre. There is a wide variety of individual shops, boutiques, and restaurants which can be reached by pleasant walks across the Common or the frequent bus service.

In the southern part of the town are the famous Pantiles and Hight Street. Tunbridge Wells is renowned for its superb education facilities with good private, state and grammar schools, including the nearby Holmewood House, Rosehill School, Tunbridge Wells Girls Grammar School, The Grammar School for Boys and The Skinners School.

Recreational amenities include the Assembly Hall Theatre, Trinity Arts Centre, Nevill golf club, sports and leisure centres and many parks and open spaces. The house is within easy reach of open countryside and the many footpaths in the surrounding High Weald AONB.

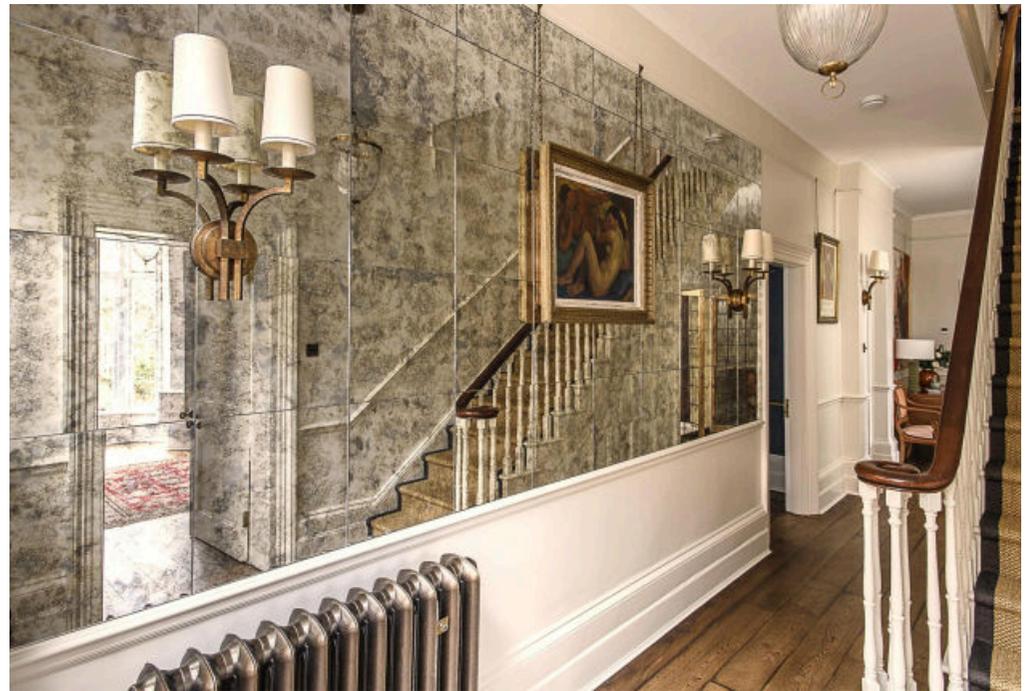
Directions (TN4 8XL)

From the A26 in Tunbridge Wells, take the A264 west, passing the Common and take the next right onto Bishops Down Road. Bear left at the junction with Hurstwood Lane and Manor Lodge will be found a short way along on the right.

Planning

Permission exists to add a single storey extension to the main house (REF 21/03221) and a single storey extension to the garden bothy and convert the garden bothy into a self contained annexe accommodation. (REF: 22/03601/FULL). More information can be found on the Tunbridge Wells Borough Council website.





The Property

Designed by renowned interior designers A House to Love, Manor Lodge has been completely yet sensitively renovated from its previous semi-derelict state and now offers a blend of high-specification modern interiors along with the character of the original building.

Every possible attention to detail has been undertaken in the renovations, including a state-of-the-art heating and electrical system to ensure no noise is heard from the pipework. The floors have been newly installed and fully insulated for maximum heat retention in a nod to energy efficiency. All the sash windows have been refurbished and draft-proofed with new double-glazed windows in the reception rooms.

The front door opens into a large and welcoming reception hall, which is flooded with natural light from a roof lantern and provides access to all the principal living areas. The drawing room has been sumptuously appointed with midnight blue grass cloth by Philip Jefferies, floor-to-ceiling bay window overlooking the front gardens with an open fireplace. A secret connecting door offers access to the library, which has been created around the original library bookshelves. The fabulous open plan kitchen/ breakfast room with an eye-catching and spectacular hand-crafted kitchen with quartz worktops, bespoke fitted cupboards by Beyond Joinery with limestone flooring and integrated Miele appliances.

Also, of note on this level there is a boot room/utility, which is arguably the most luxurious you may see, offering a space where everyday chores are a pleasure.

The principal suite stretches across the back of the house and comprises a palatial main bedroom that leads to a spectacular en suite bathroom. Adjoining the principal suite is a spectacular dressing room offering an oasis of calm to get ready or unwind from the day's stresses; this room could readily be used as a fifth bedroom if required. There are three additional double bedrooms located to the front of the house, all with lovely views across the front gardens and beyond Tunbridge Wells Common.









Garden & Grounds

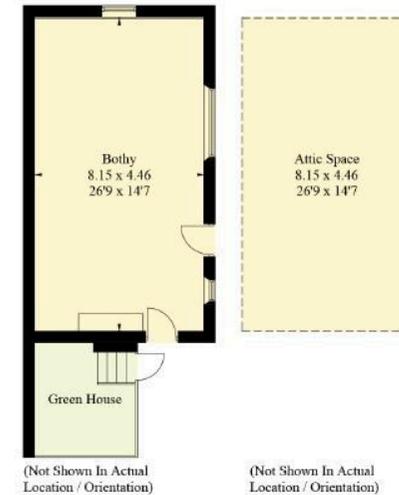
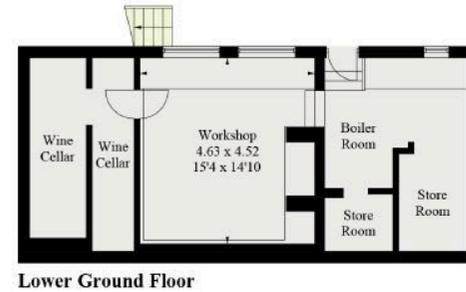
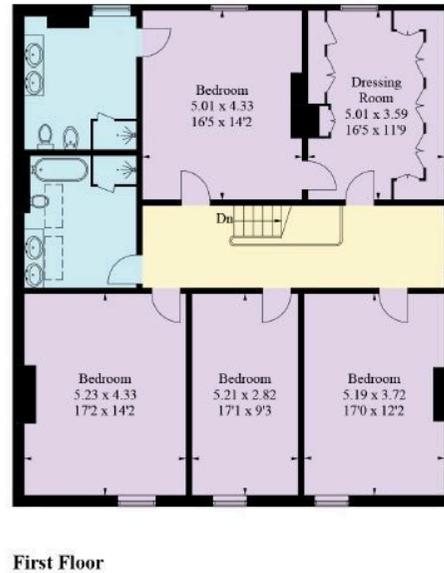
The property is set within a mature and private plot of 0.35 of an acre, set well back from the road, with an expansive brick paved driveway with detached double garage and parking for multiple cars.

To the rear of the house is a beautiful walled garden, ensuring seclusion and privacy with red brick meandering paths, shrubs, planting borders, mature specimen trees, and a magnificent magnolia providing year-round colour and interest. There is a detached, unconverted Bothy which has planning permission to be converted into a self contained annexe. A wrought iron arched gate in the wall beside the Bothy leads to a secret garden where there is a shed, log store, and composting area.





Approximate Gross Internal Floor Area - House
342.9 sq m / 3691 sq ft
Approximate Gross Internal Floor Area - Outbuildings
66.4 sq m / 715 sq ft
Total - 409.3 sq m / 4406 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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