



Connells

Westcote Bishops Down Road
Tunbridge Wells

Westcote Bishops Down Road Tunbridge Wells TN4 8XN

for sale offers in excess of
£725,000



Property Description

An attractive attached period property, discreetly positioned to the rear of the building, Westcote is accessed via a gated, enchanting courtyard garden that provides both charm and seclusion. Once inside, the home reveals a thoughtfully balanced layout designed to complement its period features.

On the ground floor, the spacious kitchen/breakfast room impresses with soaring ceilings, quality cabinetry, and sleek granite worktops. A generous central island offers ample preparation space, while the AGA and space for dishwasher blend style with practicality. A large sash window frames a picturesque view of the courtyard garden, and an adjoining walk in pantry adds extra convenience.

The dining room is a standout space, with a vaulted ceiling, exposed beams, and French doors opening directly onto the garden-perfect for entertaining. Additional features on this level include built-in storage and a guest cloakroom.

Upstairs, the main reception room is a true focal point, showcasing a stunning high ceiling, striking traditional fireplace, and large sash window that bathes the room in natural light. The principal bedroom also boasts a feature fireplace, and is complemented by two further double bedrooms and a well-appointed family bathroom.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen/Breakfast Room

12' 2" Max x 18' 4" Max (3.71m Max x 5.59m Max)

Dining Room

9' 8" Max x 8' 7" Max (2.95m Max x 2.62m Max)

First Floor

Landing

Bedroom One

12' 10" Max x 13' 10" Max (3.91m Max x 4.22m Max)

Bedroom Two

14' 3" Max x 8' 7" Max (4.34m Max x 2.62m Max)

Bedroom Three

9' 5" Max x 10' 7" Max (2.87m Max x 3.23m Max)

Bathroom

Outside

Courtyard Garden

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent

education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agents Note

"There is a easement on the title, please enquire with the Branch"









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T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
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EPC Rating: D

Tenure: Freehold

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