



2 Dale Cottage, Tangier Lane, Frant, Tunbridge Wells, Kent TN3 9HE

Guide Price £699,950 Freehold

When experience counts...

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Set at the head of a private no-through road, this charming cottage has a gated entrance with parking, large garden with vegetable plot, workshop/store and patio area, adjoins fields and has rural views. The front door opens to an entrance lobby which leads to a through reception room, and into the dining room with French doors to the patio. There is a rear lobby with access to the garden, and the dining area is open plan to the kitchen which has a window to the side, a useful utility room, and downstairs cloakroom. The first floor has rural views and a family bathroom with separate shower, and four bedrooms. Bedroom one has fitted wardrobes. This home is beautifully presented throughout, offering well-proportioned rooms with a wonderful garden and grounds. Nestling between the desirable village of Frant and Tunbridge Wells, the property is accessed via a private lane on the favoured south side of the town, popular for its close proximity to the old High Street and the Pantiles, with its numerous boutiques, restaurants and local amenities are within 1.6 miles.

- Rural Location
- Private no-through Lane
- 1.6 miles to the Pantiles
- Outhouse & Workshop
- 2 Reception Rooms
- Downstairs Cloakroom
- 4 Bedrooms
- Bathroom with Shower
- Large Garden
- Beautifully Presented





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

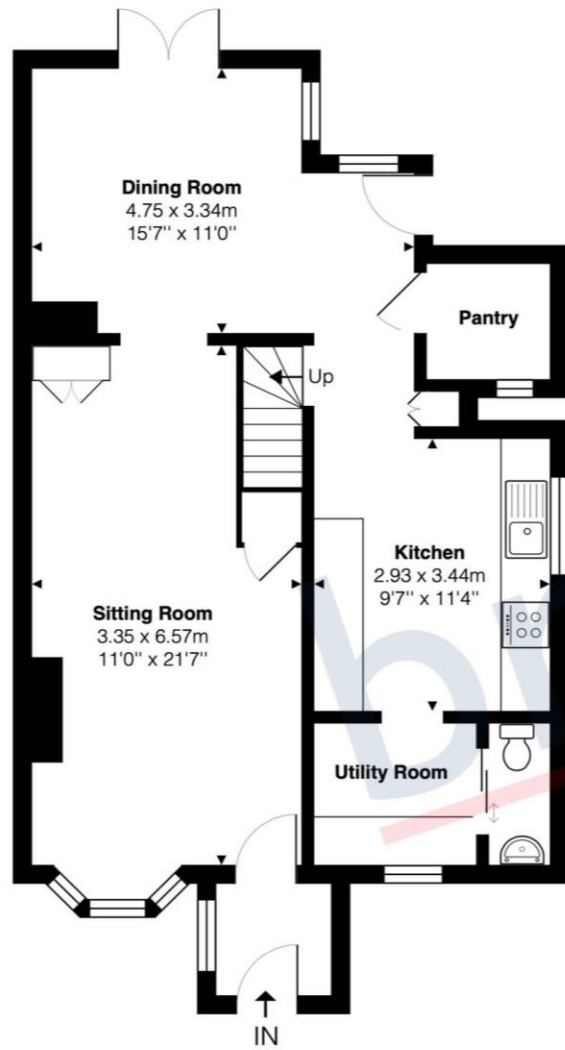
Additional Information:

Council Tax Band: E



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**Gross Internal Area Approx 1309 sq ft (121.6 sq m)
(Excluding Outbuildings)**

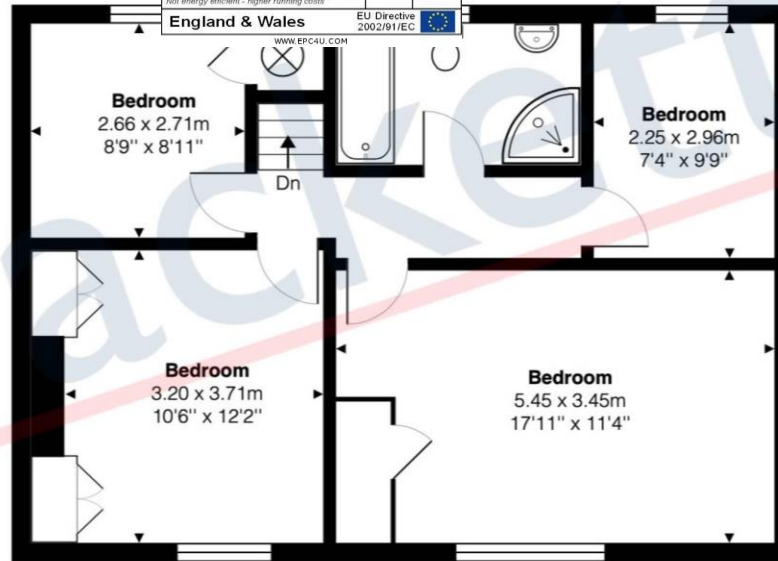


Ground Floor
Approx 655 sq ft (60.8 sq m)

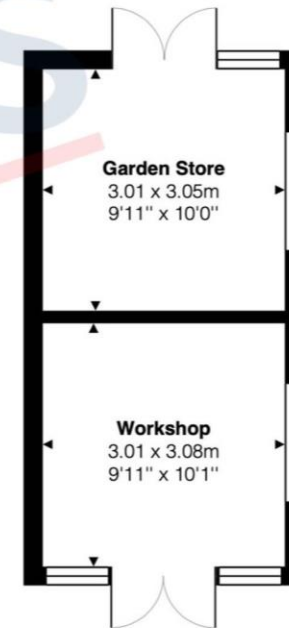
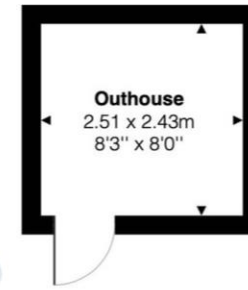
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		56
E (39-54)		
F (21-38)	28	
G (1-20)		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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First Floor
Approx 654 sq ft (60.8 sq m)



Outbuildings
Approx 270 sq ft (25 sq m)
(Not Shown In Correct
Location / Orientation)