



Wren Cottage, The Green, Fordcombe, Tunbridge Wells, Kent TN3 0RY

Price Range: £525,000 - £550,000 Freehold

When experience counts...

est. 1828  
**bracketts**

Coming to the market with the benefit of NO ONWARD CHAIN, this link detached house is set back from the Village Green in this picturesque position in the heart of the village which lays just south-west of Tunbridge Wells. The village boasts a popular public house and a primary school and enjoys a rural location, yet within just a 10-15 minute drive from Tunbridge Wells. Priced to allow for modernisation, the property has double glazing and gas fired central heating, but would benefit from cosmetic improvements and refurbishment throughout. The ground floor has an L-shaped reception / dining room, with dual aspect, having two pairs of double doors opening to the garden, together with a further window to the side and brick built fireplace. Also downstairs is a utility / cloakroom. The kitchen has a range of wooden eye and base units and half glazed door to the garden. The first floor boasts four bedrooms, the principal room having an en suite shower room (not in use) plus a bathroom with a champagne coloured suite. To the front of the property is a brick paved driveway leading to a path to the front door and a brick built pitched roof garage. The rear garden is in need of some green fingered attention but comprises of a patio immediately outside the house leading onto a further area - suitable for laying turf or bark chippings.

- A Link Detached House
- Requires Refurbishment
- Reception / Dining Room
- Kitchen
- 4 Bedrooms
- 1 En Suite Shower Room & Bathroom
- Garden - In Need of some Attention
- NO ONWARD CHAIN
- Council Tax Band: F





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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.

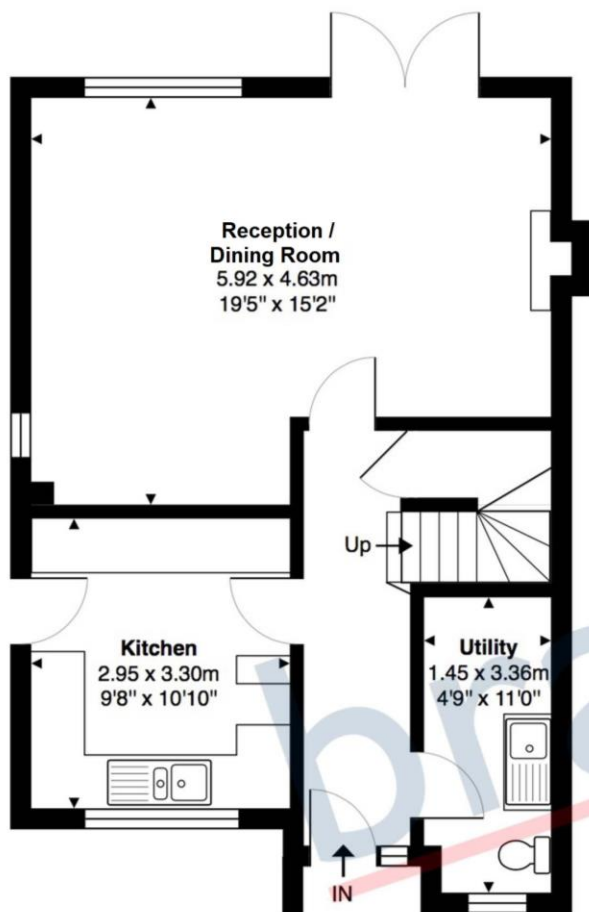
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town 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.

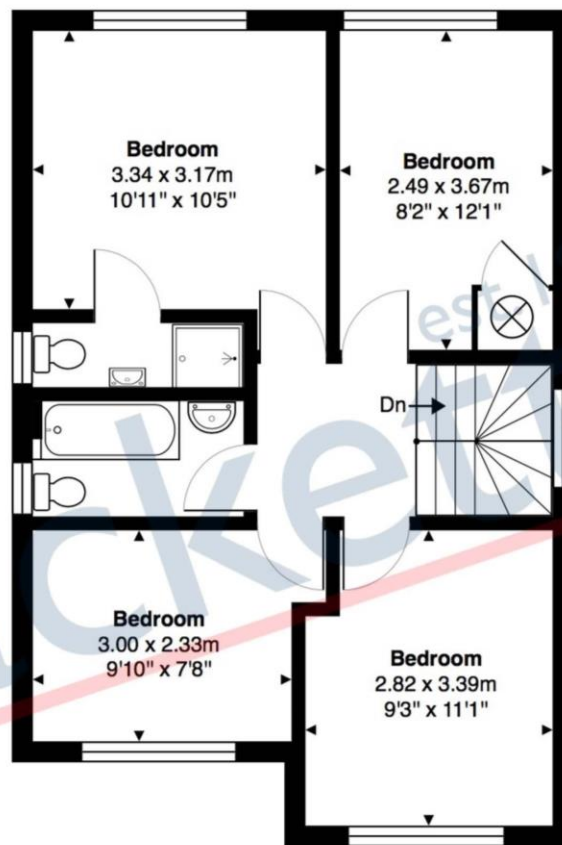
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



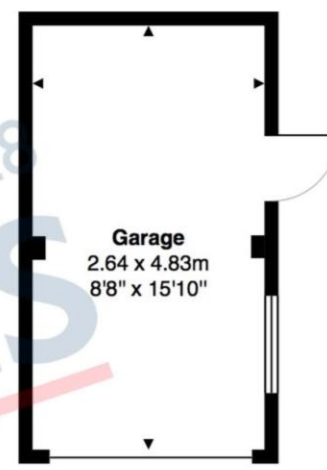
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**Ground Floor**  
Approx Internal Area  
536 sq ft (49.8 sq m)



**First Floor**  
Approx Internal Area  
545 sq ft (50.6 sq m)



**Garage**  
Approx Internal Area  
137 sq ft (12.8 sq m)  
(Not Shown In Correct  
Orientation / Location)

**Gross Internal  
Area Approx**  
1081 sq ft (100.5 sq m)  
(Excluding Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>59</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	