



**Lambert
& Foster**



15A SHIRLEY GROVE

15A SHIRLEY GROVE | TUNBRIDGE WELLS | KENT | TN4 8TL

A unique and beautifully presented three-bedroom equestrian property set in 3.3 acres of stunning gardens and paddocks featuring stables, a sand school, garage, additional allocated parking and an outdoor office all within a short drive of Tunbridge Wells.

Asking Price £800,000

FREEHOLD



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Lambert & Foster are proud to bring to market this unique equestrian property on the outskirts of Tunbridge Wells just two miles from the historic Pantiles.

This wonderful three-bedroom end of terrace house has been lovingly renovated to an excellent standard throughout by the current owners. The property has on the ground floor a kitchen/breakfast room, living/dining room, study, cloakroom and porch. Upstairs on the first floor you find three double bedrooms, an ensuite shower room and a family shower room. Outside you find a garage and a further allocated parking space, stabling, sand school, hay barn and tack room all set in 3.3 acres of beautiful gardens and paddocks. The property benefits from a second access perfect for hacking out.

The property features a modern kitchen with bespoke wall and floor cabinets, granite worktops and a ceramic tiled floor. The spacious living/dining room benefits from dual aspect windows allowing light to flood in and affording wonderful views of the paddocks and garden. French doors lead you directly out to a terrace. Upstairs the dual-aspect principal bedroom features an ensuite shower room with all modern fixtures and fittings while the additional two bedrooms are of excellent proportions and share a large family shower room.

The property is located at the end of a quiet cul-de-sac and benefits from a large garage with an additional allocated parking space. Within the beautiful landscaped garden you find a wonderful detached office space.

The unique setting and extensive equestrian facilities really make for a wonderful equestrian property close to all the amenities of Tunbridge Wells.



- Equestrian property
- Stables
- Sand school
- Tack room and hay barn
- 3.3 acres (TBV)
- Three double bedrooms
- Ensuite shower room
- Detached garden office
- Garage
- Additional allocated parking
- Excellent condition throughout
- Just two miles from the Pantiles and mainline train links to London.
- Turnkey equestrian property

GENERAL

Tenure: Freehold

Services: All mains services (electricity, gas and water) connected but not tested and mains drainage.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band D **EPC:** D (64)

Covenants relate to the land - please enquire for more information.

VIEWING

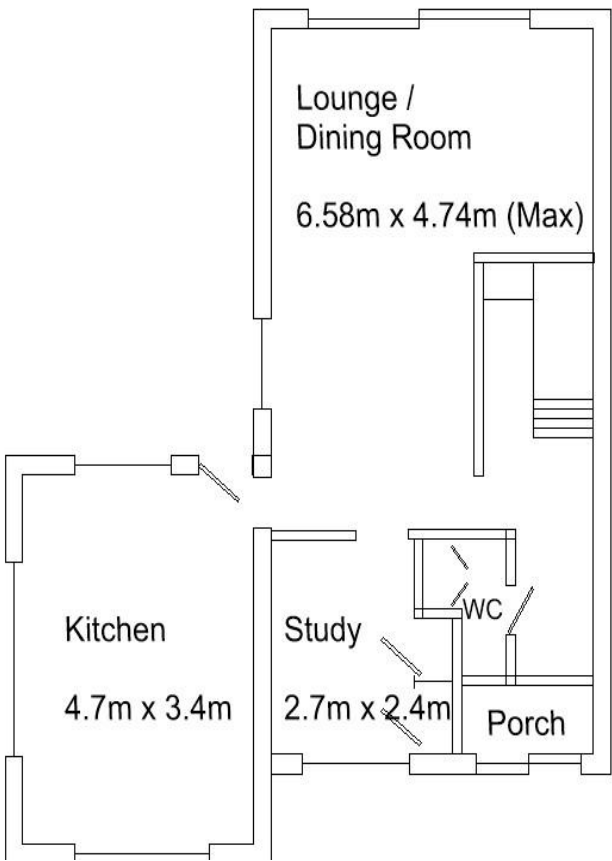
By appointment only.

Sussex Office: 01435 873999.

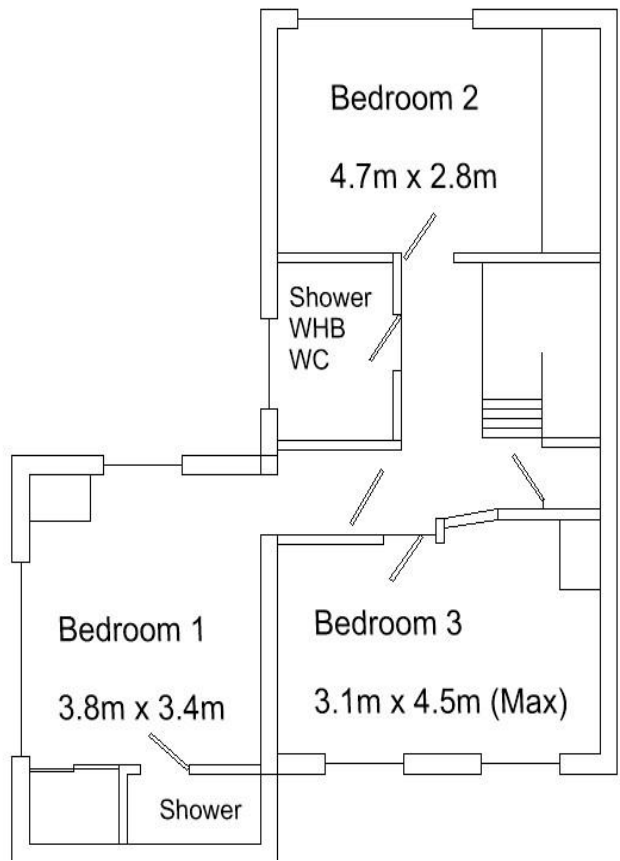
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Ground



1st Floor



PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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