

CEMETERY LODGE, BENHALL MILL ROAD
TUNBRIDGE WELLS - £825,000



Cemetery Lodge

Benhall Mill Road, Tunbridge Wells, TN2 5JH

A substantial 5 bedroom detached gatehouse situated on the rural outskirts of Royal Tunbridge Wells

Entrance Hall - Sitting Room With Stone Fireplace - Study - Dining Room - Downstairs Bedroom & Dressing Room - Kitchen/Breakfast Room With Appliances - Utility Room - First Floor Landing - Four Further Bedrooms & Bathroom - Gas Central Heating Via Radiators - Part Internally Double Glazed Windows - Wonderfully Mature Private Gardens - Right Of Way Will Be Provided For Parking Access Within The Rear Garden

This is a wonderful opportunity to acquire a very desirable five bedroom detached lodge constructed during the late 1800s using attractive sandstone matching the Chapel that was built during the same time. The lodge was originally one of two gate houses to the cemetery and with the advantage of not being listed it will allow greater creativity to design and style the home. Internally the property has a flexible accommodation layout with a choice of reception rooms/bedroom downstairs in addition to the four bedrooms and bathroom at first floor. There is a gas central heating system via radiators and most of the windows have been fitted with internal double glazed units to allow the original windows to be kept. Externally there are mature gardens both to the front and rear with the rear garden being particularly private and will have a right of way created to allow vehicle access into the garden and create off road parking. With this being such a rare opportunity to acquire a very special property in a popular part of royal Tunbridge Wells we have no hesitation in recommending interested applicants view without delay.

The accommodation comprises. Wooden entrance door to:

ENTRANCE LOBBY:

Fitted entrance matting, power points, telephone point. Window to side.

ENTRANCE HALL:

Single radiator, power points.

SITTING ROOM:

A good size room with high ceilings and an attractive stone fireplace and half bay window to front, double radiator, power points, picture rail.

STUDY:

Single radiator, window to side, panelled walls to dado rail height, built-in shelving and cupboards, high level electric metre and fuse box.



DRESSING ROOM:

Window to rear, power points, wall shelving, door connecting to:

BEDROOM:

Bay window to front, single radiator, power points, telephone point, shelving to recess, coved ceiling, picture rail.

DINING ROOM:

Window, single radiator, power point, built in cupboards, door connecting to:

KITCHEN/BREAKFAST ROOM:

Fitted with a range of panelled wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer taps. Integrated dishwasher, gas hob and electric oven with stainless steel splashback and filter hood above. Tiled floor, double radiator, window to side and rear with stable door opening to the rear garden. Door leading to:

UTILITY ROOM:

Wall mounted gas fired boiler, hot water tank, fuse box and metre, central heating time clock, space for washing machine, door to garden.

Stairs from the entrance hall lead to:

SPLIT LEVEL LANDING:

Built-in cupboards and shelving, small access to loft, double radiator. Windows to front and side.

BEDROOM:

Window to side, single radiator, power points.

BEDROOM:

Window to front, double radiator, power points.

BEDROOM:

Window to side, single radiator, power points.

BEDROOM:

Window to front, double radiator, power points, built-in cupboards.

BATHROOM:

White suite composing of a panelled bath with mixer taps and electric shower over, wash hand basin, low level WC. Single radiator, vinyl flooring. Window to rear.

OUTSIDE REAR:

A brick patio area and path lead to a wonderful private garden laid mainly as two level lawned areas with central steps surrounded by mature trees and hedging. Side gate, two storage sheds, outside tap, two former WC's now internal storeroom/workshop.

OUTSIDE FRONT:

Path from entrance and sides leads to the property's main entrance. Mature gardens with an abundance of shrubs, plants, box hedging and conifer screening.

PARKING:

The property will be granted a right of way at the rear to allow vehicle access within the rear garden and create parking.



SITUATION:

The property is situated on the outskirts of Royal Tunbridge Wells with the main town centre becoming famous in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants, whilst the rest of the town also includes High Street stores, a variety of restaurants and independents shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks and a station with trains that will get you to London in under an hour. Additional entertainment facilities include a nine screen Odeon Cinema, the Trinity Theatre, the well respected Assembly Theatre and exhibitions in the Amelia Scott Cultural Centre. Additional sports clubs offer cricket, football, rugby and tennis and there is also the indoor Sports & Tennis Centre as well as a swimming pool. With regards to education there are a number of primary and secondary schools rated outstanding by Ofsted including St. James and St. Peters C of E primary schools and the Bennett Memorial school, the St. Georges catholic school, Skinners and Tunbridge Wells Girls Grammar School secondary schools, whilst the nearest primary is Claremont and this has been judged outstanding in various categories. You will also find excellent private schools in the area including Rose Hill, The Mead, Holmewood House and Beech Wood prep and secondary schools..

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating
Rights and Easements - Right of way will be created for parking in rear garden

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,

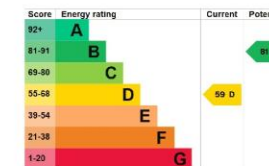
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Ground Floor

First Floor



Approx. Gross Internal Area
2041 ft² ... 189.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.