



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



# Yew Tree Cottage The Lane

Fordcombe, Tunbridge Wells

Yew Tree Cottage in Fordcombe is a spacious family home with open-plan kitchen, 4 bedrooms, upgraded heating/electrics, landscaped garden, pool, gym, and double garage. Peaceful location near amenities and schools, just 3 miles from Royal Tunbridge Wells. Village charm with easy access to nature and urban conveniences. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Family Home in Fordcombe Village
- Spacious Open-Plan Kitchen/Dining/Family Area
- Four Bedrooms with Countryside or Garden Views
- Study / Play Room & Utility/WC
- Updated Heating System with New Radiators and Pump
- Recently Replaced Consumer Unit and Roof Repairs
- Double Garage and Off-Road Parking
- Private Rear Garden with Lawned and Paved Areas
- Enclosed Swimming Pool with Replaced Pump and Filter
- Brick Outbuilding with Power, Ideal as Gym or Studio





## THE PROPERTY

Approximate Gross Internal Area: 1753 Sq Ft / 162.9 Sq M

Double Garage: 324 Sq Ft / 30.1 Sq M

Outbuilding: 174 Sq Ft / 16.2 Sq M

Yew Tree Cottage is a warm and welcoming detached home offering a generous and adaptable layout ideal for family living. Located in the heart of Fordcombe, this much-loved property has undergone a range of improvement works by the current owners and offers a wonderful opportunity to personalise further if desired.

The accommodation begins with a glazed entrance porch and a bright hallway with newly laid oak flooring and added radiator, giving a practical and characterful welcome. At the front of the house is a peaceful study, created by adding an internal wall to form a separate room, offering privacy for home working or a cosy family snug. Across the hall is the main sitting room, complete with a box bay window and open fireplace, recently updated with a new carpet and the removal of an old woodburner, leaving the flue open and ready for future use.

The heart of the home is the open-plan kitchen, dining and family room—an inviting and versatile space with plenty of natural light and access to the garden. The dining area is centred around a wood-burning stove with shelving to each side, while the kitchen is well-equipped with shaker-style units, granite worktops, and a Rangemaster cooker. Integrated appliances include a dishwasher and washing machine, with space for a fridge freezer and wine fridge. Double doors open onto the rear garden, making this space ideal for relaxed family living and entertaining.

A side lobby provides further access to the garden and houses the wall-mounted boiler. Beyond this is a utility area and WC—recently reconfigured to maximise space—with scope to fit a sink if desired. Improvements here include the addition of a radiator, updated plumbing and fresh plastering.

Upstairs, the first floor offers four comfortable bedrooms, all newly carpeted, and a family bathroom. The principal and two further bedrooms enjoy lovely views across open farmland, while the rear rooms overlook the garden and pool. The bathroom includes a bath, separate shower enclosure, and fitted storage, with wooden floorboards underfoot.

The current owners have made a number of upgrades to the property including: extensive roofing repairs such as repointing, reseating ridge tiles, replacing broken tiles and chimney caps, and repairing fascias and soffits. The heating system has been

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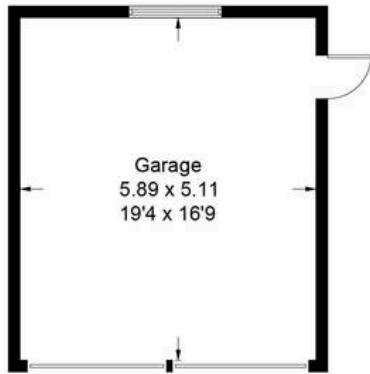
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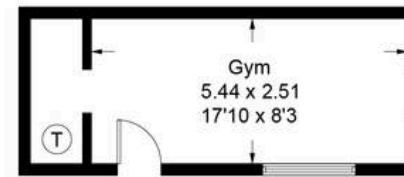
The current owners have made a number of upgrades to the property including: extensive roofing repairs such as repointing, reseating ridge tiles, replacing broken tiles and chimney caps, and repairing fascias and soffits. The heating system has been overhauled with new TRVs, a central heating pump, and added radiators in key areas, while the



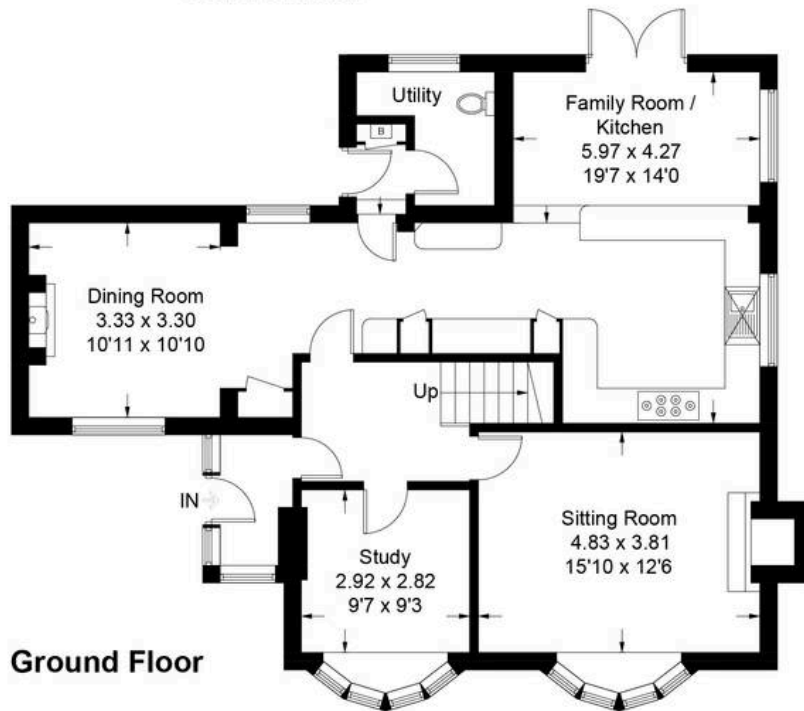
Approximate Gross Internal Area = 162.9 sq m / 1753 sq ft  
 Garage = 30.1 sq m / 324 sq ft  
 Outbuilding = 16.2 sq m / 174 sq ft  
 Total = 209.2 sq m / 2251 sq ft



(Not Shown In Actual Location / Orientation)



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Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1218415)

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