



HALLS HOLE ROAD
TUNBRIDGE WELLS - £895,000



1, Beechwood Cottage
Halls Hole Road, Tunbridge Wells. TN2 4RD

An 1850s extended cottage in a semi-rural location.
Entrance Hall - Reception/Dining Room -
Kitchen/Breakfast Room With Appliances - Large Sitting
Room With Open Fireplace - Study - Downstairs Shower
Room - Four Well Proportioned Bedrooms - Bathroom -
Gas Central Heating - Mains Drainage - Driveway &
Turning Area To Detached Double Garage - Additional
Single Parking Space - Stunning 1.2 Acre Plot

An extremely rare opportunity to acquire an 1850s built cottage which has been substantially extended to the side to provide the property with four well proportioned bedrooms and generous living space, including two reception rooms with open fireplaces, separate study and a large kitchen/breakfast room. The property is approached through double gates which lead to a circular driveway providing off road parking for numerous vehicles, which in turn leads to a large detached double garage and pathway to the cottage. The 1.2 acre plot gently slopes away from the rear of the cottage providing views across the valley with mature gardens leading down to a small stream, with the overall plot lending itself to numerous uses including the creation of paddocks or perhaps the potential for development subject to obtaining the necessary consents and permissions. The property is located on the South Eastern outskirts of Royal Tunbridge Wells benefiting from the feeling of being in a semi rural setting yet only a few minutes drive from a busy Spa Town with all the amenities it has to offer as well as being conveniently located for a selection of well regarded schools catering for all age groups. The property is being offered with the benefit of full vacant possession and in view of the rare availability of such a property with so much potential to offer, we have no hesitation in recommending an early appointment to view.

The accommodation comprises panelled entrance door to:

ENTRANCE HALL: Double radiator, under stairs storage cupboard with light, wood effect flooring.

RECEPTION ROOM/DINING ROOM: Single radiator, coved ceiling, power points, telephone point. Open fireplace with wood surround, built-in dressers to both alcoves with cupboard storage and shelving. Window to front.



KITCHEN/BREAKFAST ROOM: Fitted with a range of wall and base units with work surfaces over. Stainless steel double bowl sink unit with mixer tap. Appliances include a freezer, dishwasher, washing machine and gas cooker with filter hood above. Space for standing a fridge/freezer. Tiling adjacent to worktops, power points, concealed 'Worcester' gas fired boiler, chrome towel rail/radiator, tiled floor. Built-in dresser. Two windows to rear with French doors opening to the rear garden. Further double doors give access to:

SITTING ROOM: A large room with wood flooring, coved ceiling, power points, two double radiators. Open fireplace, wall lighting. Window to front and French doors with side windows opening to the rear garden. Door giving access to:

STUDY: Fitted with a range of built-in cupboards with pine tops, bookcase, vertical radiator, wood effect flooring. High level access to storage void. Window to side and French doors to garden. Two Velux windows. Door to:

SHOWER ROOM: White suite comprising of a shower cubicle with plumbed in shower, tiled shower area, low level WC, circular wash hand basin with mixer tap. Ceiling downlights, extractor fan, tiled flooring, wall mounted mirror. Window to front.

Stairs from the entrance hall leads to the **FIRST FLOOR LANDING:** Walk-in airing cupboard containing a pre-lagged pressurised hot water cylinder and slatted shelving.

BEDROOM: Two windows to rear with garden views. Power point, single radiator.

BEDROOM: Window to front, single radiator, power points.

BATHROOM: White suite comprising of a panelled bath with mixer tap, hand shower spray, further plumbed in shower, glazed shower screen, pedestal wash hand basin, low level WC. Tiling to walls, tile effect flooring, built-in cupboards and shelving, chrome towel rail/radiator, shaver point, ceiling downlights. Window to rear with garden views.

INNER LANDING: Single radiator, dado rail.



BEDROOM: Two windows to rear with garden views, double heater, built-in treble wardrobes to one wall, power points.

BEDROOM: Window to front, double radiator, power point, built-in wardrobe.

OUTSIDE: A combination of brick paving and decking create a large rear patio area which leads to the mature gardens. Stocked with a variety of mature specimen trees to include Cherry, Apple, Willow and Birch. There's a small stream at the bottom of the valley. The gardens and grounds lend themselves to a variety of uses with the possibility of paddocks or potential development, subject to obtaining the necessary consents. There is a greenhouse, storage shed and a large detached double garage with two sets of double wooden doors, internal power, light and personal door to garden. Double wooden entrance gates give access onto the driveway which leads to the garage. Pathways lead from the road and the pedestrian gate on the front boundary to the property's main entrance; there is also an additional single parking space located to the South of the property accessed separately providing useful additional parking for visitors etc.

TENURE: Freehold

COUNCIL TAX BAND: D

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

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.



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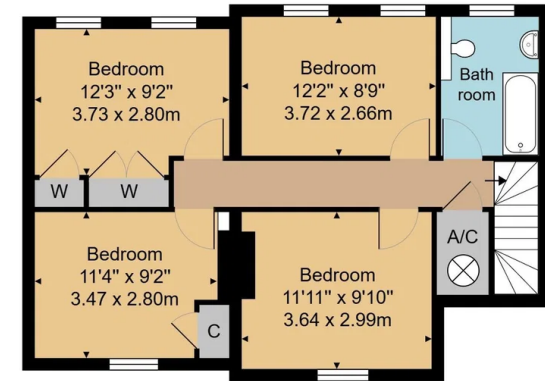
tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH &
 ASSOCIATED LONDON OFFICE

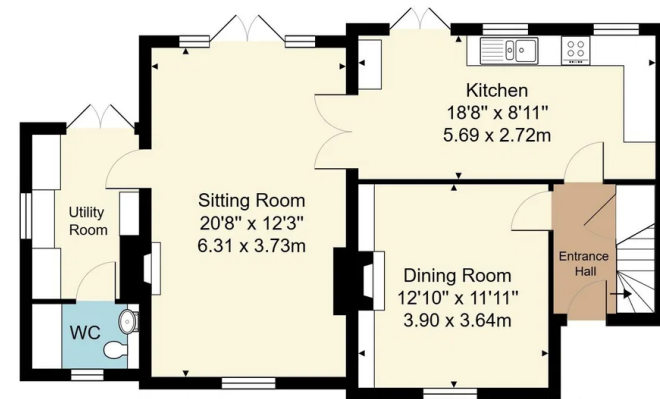
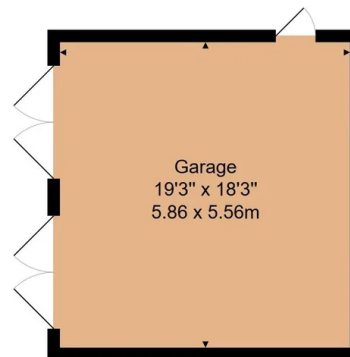
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

House Approx. Gross Internal Area 1414 sq. ft / 131.3 sq. m
 Garage Approx. Internal Area 350 sq. ft / 32.6 sq. m

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.