South Lodge

Tunbridge Wells, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

A truly impressive Lodge House of historical interest having been sympathetically extended and improved to create a stunning home, several outbuildings and manicured gardens of around 2/3rds of an acre, situated in a tucked away position yet within easy reach of Tunbridge Wells town centre.

Guide Price £1,250,000 Freehold

Situation: The property is situated in a quiet and tucked away position yet within easy reach of Tunbridge Wells town centre. Tunbridge Wells is approximately two miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.
For the commuter, Tunbridge Wells mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach and links with the M25.
There are also a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys.
Description: This impressive and beautifully presented lodge dates from around 1850 and originally served as an entrance for Bentham Hill House.
Arranged over two floors, the accommodation includes, on the ground floor; an entrance hall; a well-portioned dual aspect dining room with feature open fireplace; a spacious living room extending to over 21ft (6.49m) featuring a delightful beamed ceiling, Limestone flooring with underfloor heating, open fireplace, and an expanse of bay windows providing a good deal of natural light and attractive garden views; and a dual aspect kitchen/breakfast room with twin double glazed doors to the side and a wide range of wall and base units, complementary granite work surfaces, breakfast bar, Limestone flooring with underfloor heating, stainless steel one and a half bowl sink with both mixer and Quooker style boiling water tap, integrated Bosch appliances including induction hob with stainless steel extractor, twin ovens, Fridge/freezer, and dishwasher. Also located on the ground floor is a good-sized dual aspect bedroom, and a lobby providing access to the drive, with adjacent downstairs bathroom featuring a large walk-in shower, low level w/c, wash basin with mixer tap over and storage beneath, mirrored wall mounted medicine cabinet, and attractive wall and floor tiling with underfloor heating.
On the first floor there is a spacious landing and three good-sized double bedrooms two of which having beamed vaulted ceilings and fitted wardrobes, with the third benefiting from Oak wood flooring. The spacious principal bedroom has a stylish ensuite bathroom featuring large walk-in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling. Also located on this floor is a family bathroom featuring a bath with shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling.

To the front is a gated gravel driveway and good-sized garage with vaulted roof. The property enjoys extensive manicured grounds of around 2/3rds of an acre that wrap around the home, with large patio areas ideal for outdoor entertaining, extensive lawned areas, a spacious timber built summerhouse with decked veranda, a stone outbuilding currently being utilised as a studio, and additional bespoke car garage on the grounds served by an additional gated entrance.

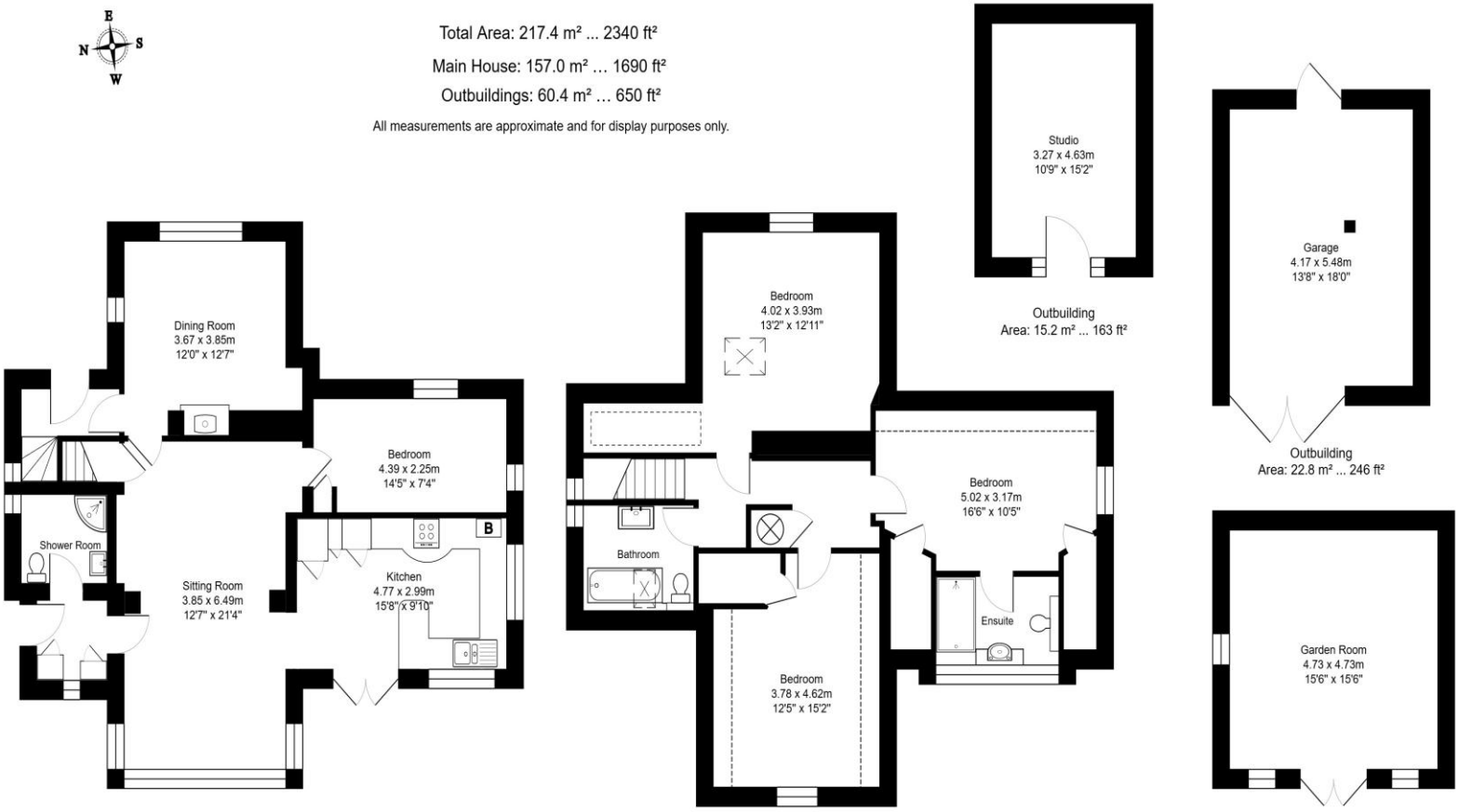
Services: Mains water and electricity. Gas-fired central heating
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: E
Current EPC Rating: C

Total Area: 217.4 m² ... 2340 ft²

Main House: 157.0 m² … 1690 ft²

Outbuildings: 60.4 m² … 650 ft²

All measurements are approximate and for display purposes only.



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the

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