

WATERDOWN COTTAGE

Bayham Road, Bells Yew Green, Tunbridge Wells, East Sussex



A FABULOUS DETACHED HOME OVERLOOKING GOLF COURSE

This beautifully refurbished family house sits in an idyllic rural position, yet only 0.6 of a mile from Frant station and close to Tunbridge Wells. The property offers elegant and well-proportioned accommodation as well as lawned gardens and garaging.

			EPC
4	2	3	D

Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity. Private water supply (via Nevill Golf Club). Oil-fired and electric heating. Private drainage.

Frant station 0.6 of a mile (London Bridge from 49 minutes). Tunbridge Wells 2 miles. Wadhurst 5 miles. Lamberhurst 5 miles. Mayfield 8.7 miles. London 42 miles.

Postcode: TN3 9BP www.what3words.com/memo.neat.native



RURAL OUTLOOK, YET CLOSE TO STATION AND AMENITIES

The property is located in a popular and convenient position within the village of Bells Yew Green, only 0.6 of a mile from Frant station which offers a regular service to London. Tunbridge Wells is just two miles away and offers a comprehensive range of shopping, recreational and cultural amenities as well as mainline station. Further amenities can be found at nearby Wadhurst and Mayfield. Communications in the area are very good with access to major road and rail routes via the A21.

There is an excellent choice of schools in the area including Frant Primary School, Mayfield School (girls), Holmewood House Preparatory at Langton Green, St Ronan's in Hawkhurst, Uplands Community College in Wadhurst, Tonbridge School. There are also grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.







ELEGANT AND BEAUTIFULLY PRESENTED ACCOMMODATION

This wonderful unlisted detached family house sits in an idyllic position, overlooking the Nevill Golf Course and surrounding countryside, yet only 0.6 of a mile from Frant station and only two miles from Tunbridge Wells. The property has been beautifully refurbished and now provides immaculately presented and well-proportioned accommodation. At the front of the house there are two reception rooms, currently used as a games room and a study. Steps lead up to an impressive sitting room, almost 37 feet in length, with windows to all four sides and French doors opening out to the gardens. To the rear, the stunning kitchen/breakfast room is a particular feature with bi-fold doors opening out to the terrace and gardens, ideal for entertaining. The superbly appointed kitchen includes bespoke fitted units with integrated appliances, a central island with breakfast bar and a dining area with a fireplace and wood burner. Off the kitchen there is also a useful utility room with a door to the rear as well as a ground floor w.c. On the first floor there are four good sized bedrooms and a beautifully appointed family bathroom with free-standing bath tub and separate shower. The principal bedroom benefits from an en suite shower room as well as an en suite walk-in wardrobe. There is also a family room on this level with a secondary staircase leading down to the ground floor sitting room.

The house is approached over a driveway leading to the house, parking area, single attached garage and a detached double garage. To the rear, a large paved terrace spans the width of the house and creates the perfect space for al fresco dining and entertaining. Steps lead up to the delightful gardens which are laid to lawn with a multitude of mature trees and shrubs. At the far end of the gardens, a pedestrian gate opens onto the popular Nevill Golf course. In all just under an acre.





Approximate Gross Internal Area =
House & Attached Garage: 310.3 sq m / 3340 sq ft. Detached Garage: 31.4 sq m / 337 sq ft.
TOTAL: 341.7 sq m / 3677 sq ft.

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 any decisions reliant upon them.



Luc Horwood
01892 515035
luc.horwood@knightfrank.com

Knight Frank Tunbridge Wells
47 High Street,
Tunbridge Wells, Kent, TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated July 2026. Photographs and videos dated July 2026. All times and distances stated in these particulars are approximate. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

